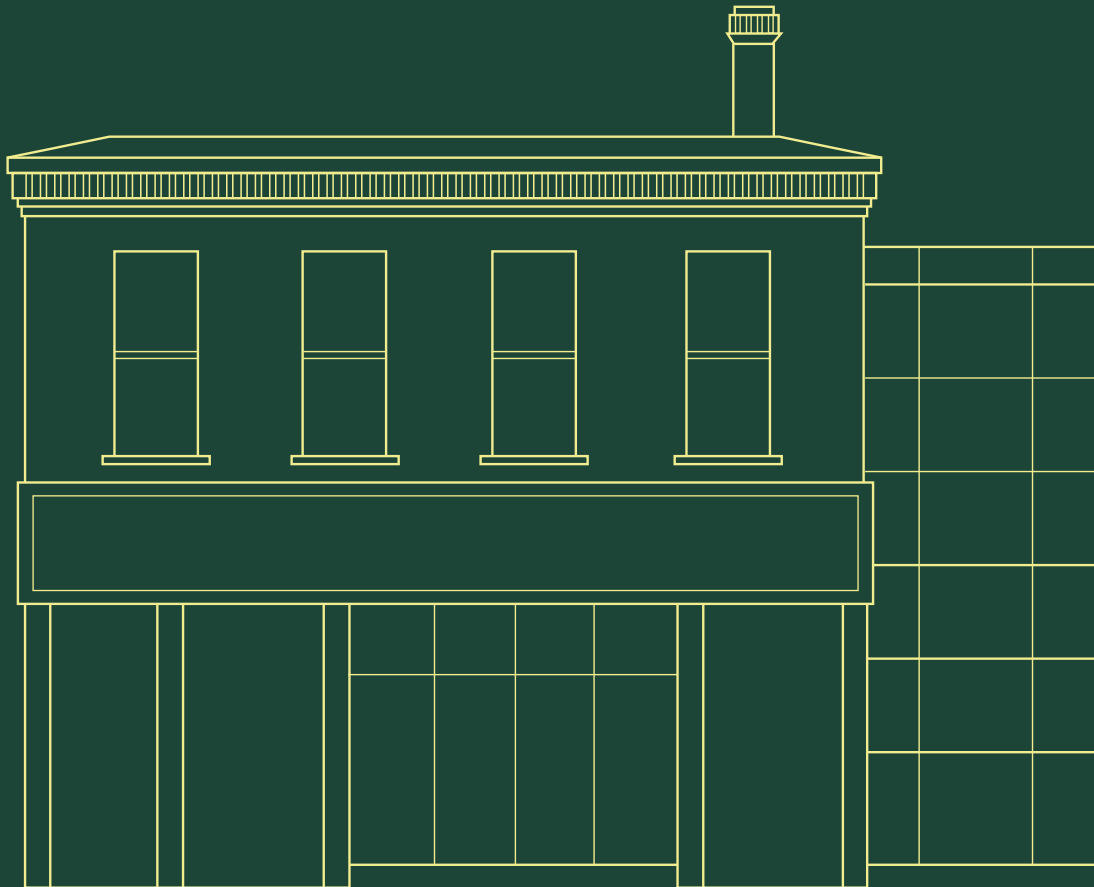


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PRIME RETAIL INVESTMENT

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# AIB BANK

CHURCH ROAD • GREYSTONES





# INVESTMENT HIGHLIGHTS



Prime retail unit boasting excellent pitch on Greystones main street



Two storey semi-detached building extending to approximately 4,647 sq. ft. (431.8 sq. m.) NIA



Fully let to AIB, an excellent covenant, producing a rental income of €149,700 p.a. with 2.41<sup>(1)</sup> years income remaining



Highly accessible to Dublin City via the N11/M50 and regular DART services



An affluent coastal commuter town with a population of 22,009 in 2022

(1) As of 01/02/2025







# LOCATION

Church Road forms part of the main thoroughfare in Greystones, a highly affluent coastal village, roughly 28 kilometers south of Dublin's City Centre.

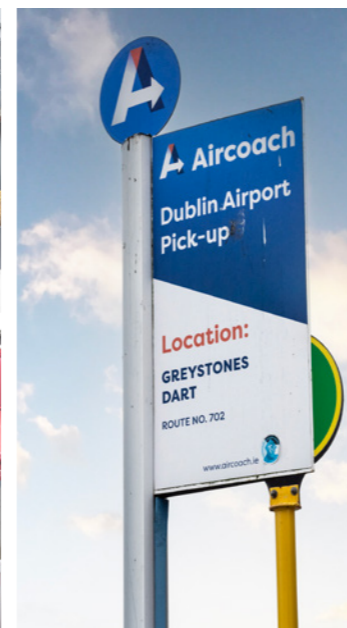
Greystones is highly accessible to Dublin via the N11/M50. The property boasts excellent transport links including including the DART, Dublin Bus and Aircoach routes right at the doorstep, providing regular access to surrounding suburbs and Dublin City Centre.



The property's prime position on Greystones' main street offers numerous neighbouring establishments within walking distance. The immediate surrounding area includes Meridian Point Shopping Centre, SuperValu, and an array of local businesses including The Burnaby Pub & Restaurant, Cafe Grey and Nature's Gold health store.

The wider surrounding area has undergone significant residential development over the last 10 years and is home to an affluent demograph.

Greystones boasts two Blue Flag beaches and serves as the trailhead for the renowned Greystones to Bray coastal walk.









# HIGHLY SOUGHT AFTER COASTAL COMMUTER TOWN



### Transport Links

-  Train and Dart Line Stations
-  Aircoach
-  Local Bus Stops
-  Car Parks



<p><b>Dublin Bus Stop</b> Walk: 1 min Cycle: 1 min</p>	<p><b>DART Station</b> Walk: 1 min Cycle: 1 min</p>	<p><b>Aircoach</b> Walk: 1 min Cycle: 1 min</p>	<p><b>Greystones' Main Street</b> Walk: 2 min Cycle: 1 min Drive: 1 min</p>	<p><b>N11</b> Drive: 7 min</p>	<p><b>Dublin City Centre</b> Drive: 40 min</p>
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# FLOOR PLANS

## Ground Floor



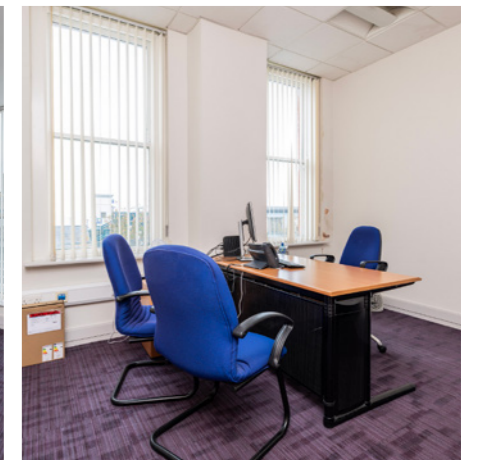
## First Floor



The property has been measured in accordance with the SCS Code of Measuring Practice Guidance Notes, completed by Murphy Geospatial on a Net Internal Basis and provides the following approximate areas:

Demise	Use	Sq. Ft.	Sq. M.
Ground Floor	Office	2,765	256.9
First Floor	Office	1,624	150.9
Second Floor	Storage	258	24.0
<b>Total</b>		<b>4,647</b>	<b>431.8</b>

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.





# TENANCY INFORMATION

**DEMISE**

Entire

**TENANT**

Kavwall Limited  
(guaranteed by AIB plc)

**AREA**

4,647 sq. ft. (431.8 sq. m.)

**LEASE START**

06/07/2007

**LEASE END**

05/07/2027

**TERM CERTAIN**

2.41 years<sup>(2)</sup>

**PASSING RENT**

€149,700

**CAR PARKING SPACES**

3 spaces

(2) As of 01/02/2025

**Details**

The building is let to Kavwall Limited (guaranteed by Allied Irish Banks plc. (AIB)).

The property is in use as an AIB banking branch which is let on a 20-year lease from 6th July 2007, with 2.41 years<sup>(3)</sup> income remaining which is currently passing at €149,700 p.a.

(3) As of 01/02/2025

**Covenant**

Kavwall Limited is a subsidiary of AIB.

Allied Irish Banks plc. was incorporated in Ireland in 1966 following the amalgamation of three banks. AIB has more than 170 branches across Ireland, producing a profit (after tax) of €2 billion in 2023\*. Allied Irish Banks plc. is a public listed company with a market cap of €11.75 billion.

\* AIB Annual Financial Results 2023

# ADDITIONAL INFORMATION

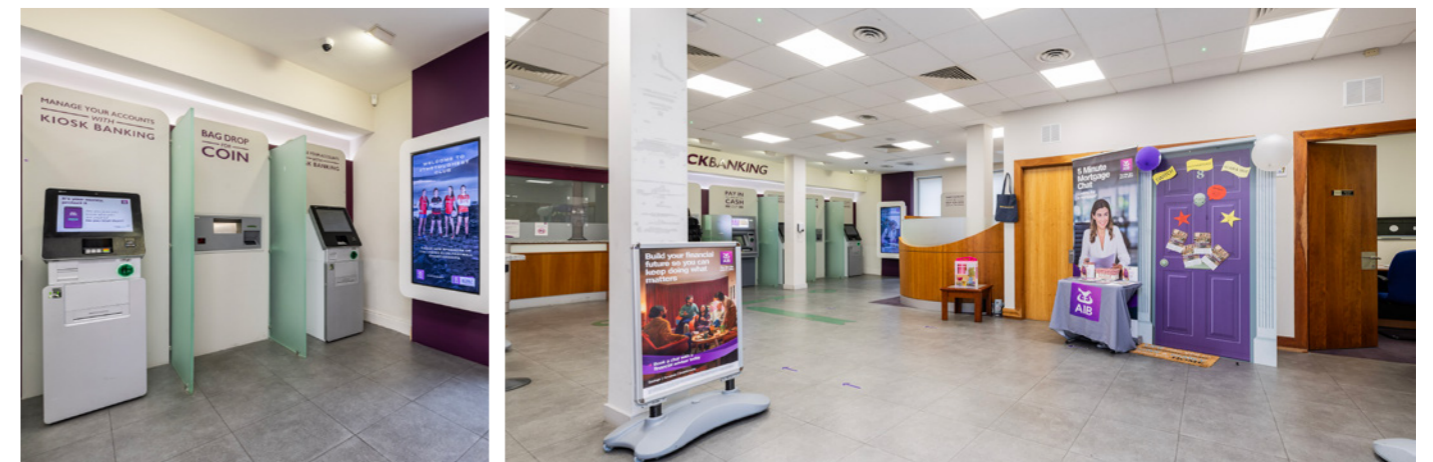
**Building Energy Rating**

**BER D1**

BER Number: 801031006

**Title**

HELD as to the main parts of the building (excluding those coloured red on Map 3 annexed hereto) under an indenture of Lease dated 4th day of June 1898 for a term 999 years and subject to the covenants and conditions therein contained.



For further information or to  
arrange a viewing, please contact  
sole selling agents JLL.



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Prepared January 2025

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