



Units 26A, 26B & 26C, Merrion Shopping Centre, Merrion Road, Dublin 4

Long Leasehold Investment

BER C1 E1

Units 26A, 26B & 26C, Merrion Shopping Centre, Merrion Road, Dublin 4

## Investment Considerations

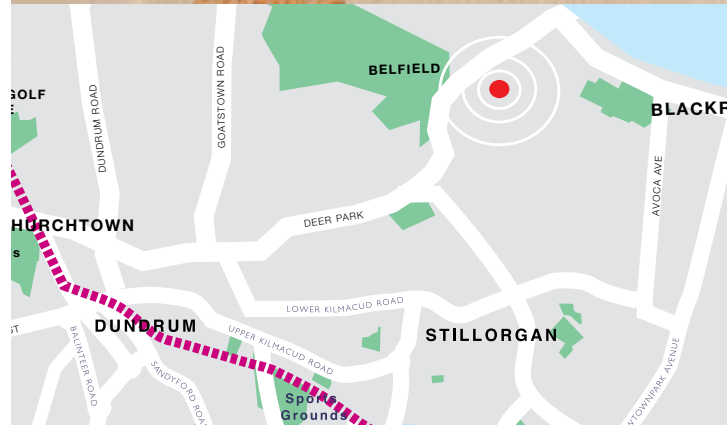
- Prime South Dublin Investment opportunity in an established Shopping Centre
- Excellent location in the heart of Dublin 4 close to St. Vincent's Hospital, St. Michael's College, RTE and UCD
- Comprising three individual retail units extending to approximately 129.7 sq.m. with a combined rent roll of €46,200 p.a
- Free customer car parking in the basement car park
- The Merrion Shopping Centre is anchored by Tesco
- There are no competing shopping centres in the immediate surrounding area.
- Our client is seeking offers in the region of €415,000 ex VAT

## Location

The Merrion Shopping Centre is located in the heart of Dublin 4 on the corner of Merrion Road and Nutley Lane. The centre benefits from significant passing trade due to its proximity to Sydney Parade DART station and the Merrion Road Quality Bus Corridor (QBC). Merrion Shopping Centre is approx. 4km to the south of the city centre located to the south of Ballsbridge and some of the most expensive residential roads in Dublin i.e. Ailesbury Road and Shrewsbury Road. The Dublin 4 area also houses a large amount of international embassies and consulates. Local occupiers in the area include RTE, UCD, St. Michael's College and St. Vincent's Hospital.

The shopping centre is anchored by Tesco and other tenants include: Fiji Coffee & Chocolate Bar, Peter Mark Hair Salon and Ristretto Restaurant & Cafe to name but a few.

For further information please refer to the centre website: [www.themerrioncentre.ie](http://www.themerrioncentre.ie)





## Description

Unit 26 has been sub divided in to three separate retail units that extend to approximately 129.7 sq.m. The retail units have been fitted out to a high standard to include glazed shop fronts, suspended ceilings, recessed lighting, store rooms and WC facilities. There is also a small mezzanine level in The Health Shoppe.

There is ample free customer and staff car parking available in the basement car park.

## Tenure

We are informed the property is held on a long leasehold.

## BER

C1 - E1  
BER numbers available upon request.

## VAT

We are informed that VAT is applicable on the sale however all intending purchasers are advised to seek advice on taxation issues.

## Capital Gains Provisions

If the property is purchased before the end of 2013 and is held for at least 7 years, the capital gain attributable to that 7 year holding period will be exempt from Capital Gains Tax (CGT).

## Tenancy

Unit	Tenant	Area (Sq.m.)	Area (Sq.ft.)	Lease Start	Term	Break Option	Contracted Rent	Passing Rent
26A	Amber Glow Beauty Ltd t/a Glow	35.2	379	30th August 2013	4 years 9 months	Rolling 12 month break option subject to six months' notice	€13,200	€13,200
26B	Aly Alvy t/a The Health Shoppe	59	635	30th August 2013	4 years 9 months	Rolling 12 month break option subject to six months' notice	€15,000	€15,000
26C	Cashhaven Ltd t/a Fuji Film	35.5	382	24th May 1999	25 years	N/A	€27,000	€18,000
<b>Total</b>		<b>130 sq.m. (Approx.)</b>	<b>1,396 (Approx.)</b>				<b>€55,200</b>	<b>€46,200</b>

## Rates & Service Charge

Unit	Service Charge (Per annum)	Local Authority Rates (2013)
26A	€6,660	€5,400
26B	€8,860	€6,300
26C	€6,660	€5,400



## Price

€415,000 ex VAT

## Viewings

All viewings are strictly by appointment through the sole selling agent.

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