

For Sale By Private Treaty
Long Income Investment Opportunity



Bank of Ireland

Dooradoyle, Limerick



Key Investment Highlights



LOCATION

Situated in Dooradoyle,
Limerick



COVENANT

Blue Chip tenant



LEASE DETAILS

25-year FRI lease
from March 7, 2014, expiring
March 2039, with no breaks



UNEXPIRED TERM

14.3 years



PASSING RENT

€120,710 per annum
from March 2024



RENT REVIEW

Next rent review in 2029,
5-yearly, CPI-linked with no cap
or collar.



PARKING

20 surface car parking spaces.



BUILDING SIZE

337 sqm / 3,625 sq.ft (NIA)



SITE

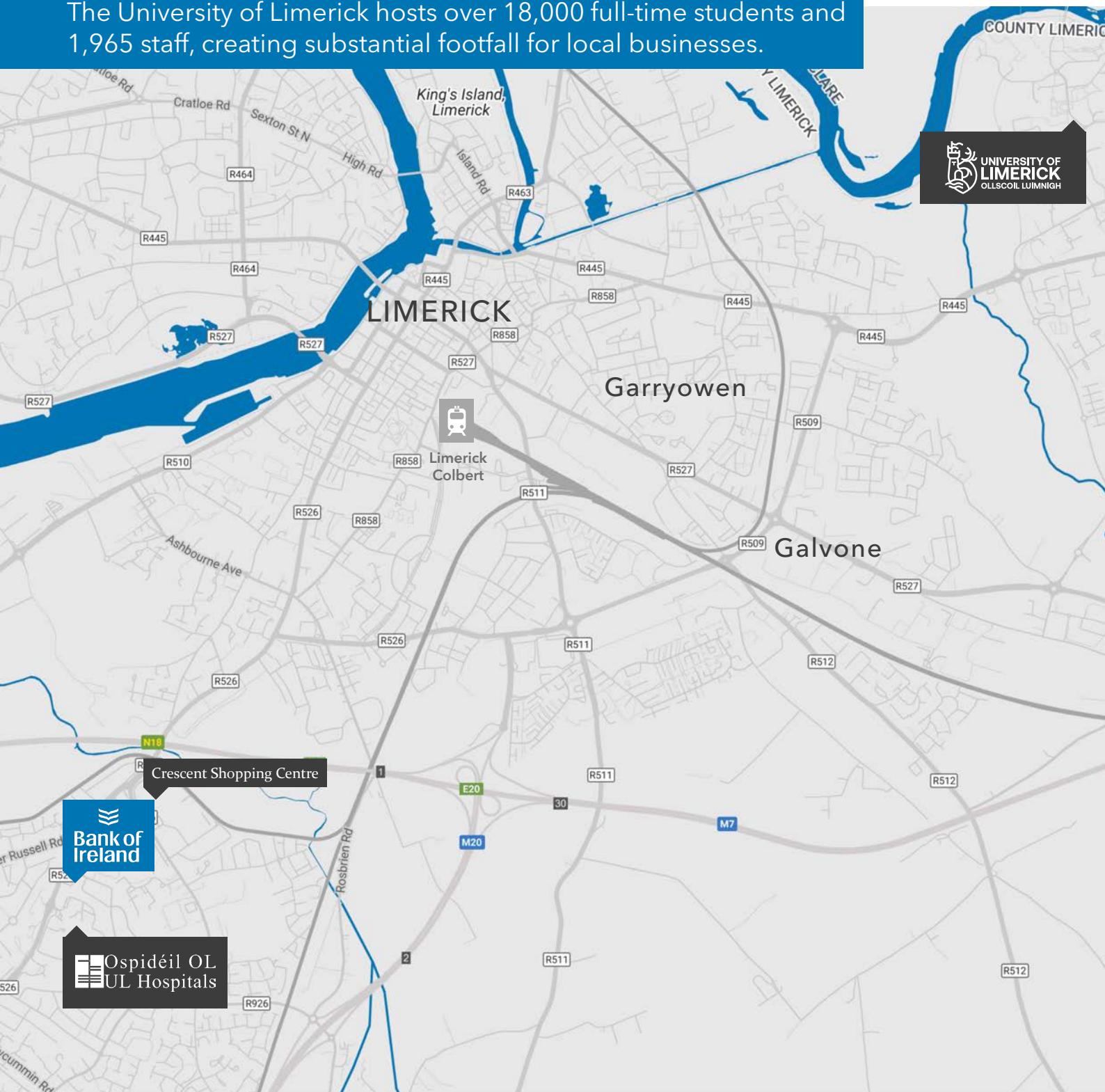
Approx. 0.342 acres / 0.138
hectares

Location

Located in Dooradoyle, one of Limerick's most sought-after residential and commercial areas. The property benefits from its proximity to the University of Limerick and University Hospital Limerick. Dooradoyle has experienced significant growth and is part of Limerick's metropolitan area, which has a population of 100,000. The property is located approximately 5 kilometers (3.1 miles) from from the City Centre.

Adjoining occupiers include Hook and Ladder Cafe, PaddyPower, CircleK, Maxoland Doonmoon Medical, providing essential services that draw consistent footfall. The property is also close to major landmarks like The Crescent Shopping Centre, Limerick's premier retail destination. With convenient access to the N20 motorway and public transport links, the location offers excellent connectivity for staff and customers alike.

The University of Limerick hosts over 18,000 full-time students and 1,965 staff, creating substantial footfall for local businesses.



Description

The property comprises a single storey detached bank unit, offering a total of 3,625 sq. ft. (NIA). It underwent a substantial refurbishment in 2014, including the construction of a single story extension to the rear. Internally, the property features an open plan customer area, dedicated staff zones, private cellular offices, kitchen and staff wc. Externally, the property benefits from 20 surface car parking spaces, including one designated for disabled access, along with two on-site ATMs.

The property is fitted with suspended ceilings throughout. The building is fully equipped with integrated air conditioning units in all areas. A variety of modern ceiling lighting is installed in all parts of the property. Additionally, CCTV cameras are placed throughout the building.

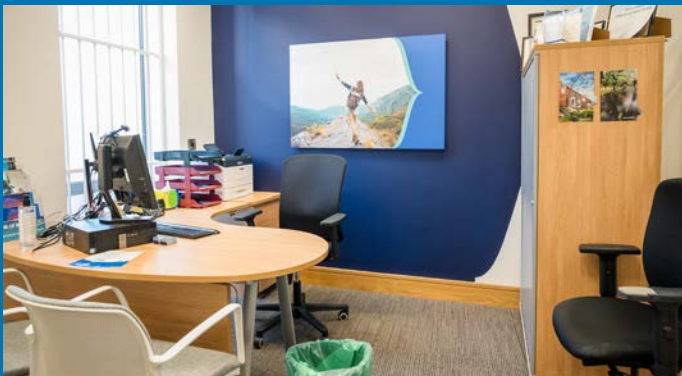
ACCOMMODATION SCHEDULE

	Net Internal Area (Sq M)	Net Internal Area (Sq Ft)
Ground Floor Retail Bank	337	3,625
Surface Car Parking		20 spaces

TENANCY DETAILS

Demise	Tenant	Size sq ft (NIA)	Lease Start Date	Term	Passing Rent	Next Rent Review	Rent Review Provision	Break Option	Expiry Date
Entire	Governor & Company of Bank of Ireland	3,625	March 7, 2014	25 years	€120,710 per annum	March 7, 2029	CPI, 5 yearly, no cap/collar	None	March 6, 2039







COVENANT

Bank of Ireland, founded in 1783, is one of the two traditional Irish pillar banks. The Group provides a broad range of financial services to the personal, commercial, industrial, and agricultural sectors. As one of Ireland's largest financial services groups, Bank of Ireland is a leading provider of life, pensions, general insurance, investment, and savings products in the Irish market.

ZONING

Zoned Local Centre, allowing for community-focused commercial activities such as retail, banking, small offices, and essential services.



BER Number: 801021213

Energy Performance Indicator
167.82 kWh/m²/yr
0.9

TITLE

The property is held under Freehold / Long Leasehold. Further information available upon request.

As this is an investment sale, the tenant is unaffected.

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