

FOR SALE

INVESTMENT OPPORTUNITY

Applegreen Petrol Filling Station CLONSKEAGH ROAD

DUBLIN 6



Colliers

BERG

INVESTMENT HIGHLIGHTS



High profile
petrol filling station



Let to Petrogas Group Limited,
wholly owned subsidiary of
Applegreen Ltd.



Located in the affluent suburb
of Clonskeagh, neighbouring
Ranelagh and Donnybrook

0.21 ACRES

Approx. Site Area

€247,500

Passing Rent per annum

13.1 YEARS

Unexpired Term



LOCATION

Applegreen Clonskeagh, occupies a prime location on the Clonskeagh Road, on the junction of Beaver Row, one of the main arterial routes connecting the city centre to the south suburbs. Located approximately 4km's from the city centre, the property occupies an ideal location in Clonskeagh, just 1km from Donnybrook and 2km's from Ranelagh. The popular Belfield and Richview office parks home to a number of high profile office occupiers including Ericson,

McDonalds Restaurants of Ireland and Paddy Power are located nearby, as well as UCD and David Lloyd. The property sits alongside a busy neighbourhood parade with occupiers including Harrys Bikes and Bombay Pantry together with the long established Ashtons Bar and Restaurant, located close by. The immediate area will be further enhanced upon the completion of the adjoining Paper Mills site, which will comprise 126 apartment units upon completion.

ACCOMMODATION SCHEDULE

Convenience Store	Floor	Area sq m (NIA)	Area sq ft (NIA)
TOTAL	Ground	107	1,156

TRANSPORT LINKS

The property has an excellent public transport network nearby with a number of Dublin bus routes serving the area providing ease of access to Dublin city centre and the surrounding suburbs. The LUAS Green line can be accessed at Milltown, Cowper and Ranelagh while the DART can be accessed at Sydney Parade.

WALKING DISTANCE



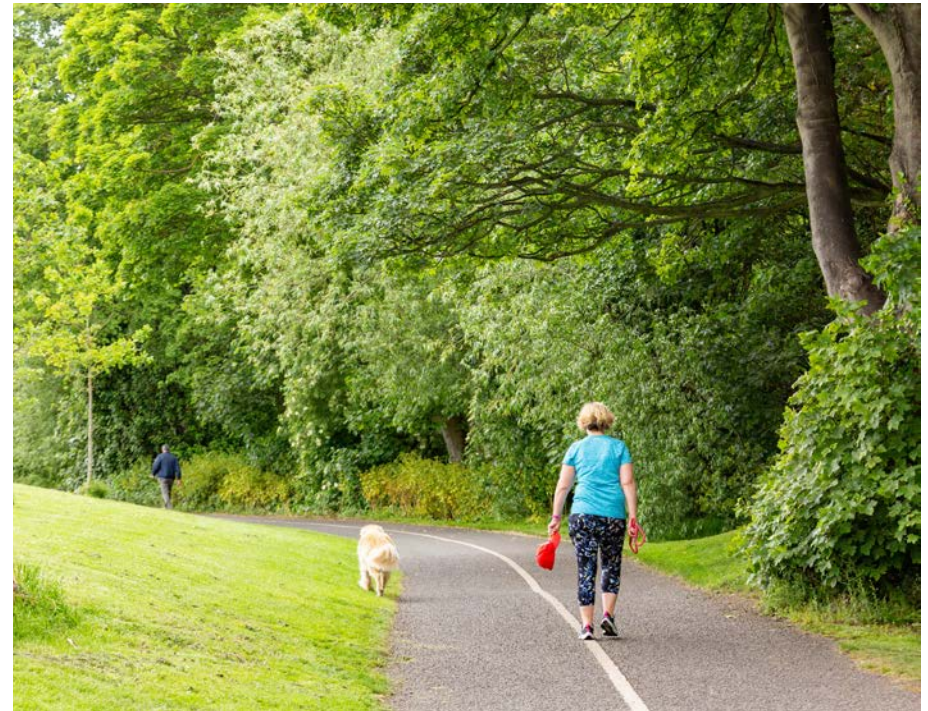
Donnybrook
8 mins

Ranelagh
10 mins




Milltown
10 mins

UCD
6 mins

Milltown Luas Stop
15 mins





-  Dublin Bus
-  Luas Green Line
-  Dart

DESCRIPTION

The property comprises a petrol filling station and accompanying facilities on a site area of approximately 0.21 acres. The site includes a convenience store, together with a forecourt and canopy, four double-sided petrol pump terminals, automated car wash and air/water refill services, all fitted out with Applegreens corporate branding. The convenience store provides for a retail area, delicatessen counter and off-licence to the front, with office, storage and staff toilet facilities to the rear. General fit out includes tiled flooring, exposed ceiling and spotlights. There is an outdoor seating area for customers located to the side of the building.

TENANCY INFORMATION

Let to Petrogas Group Ltd, a wholly owned subsidiary of Applegreen Ltd.

Tenant	Lease Start	Lease Term	Lease End	Break Option	Next RR Date	Passing Rent p.a.
Applegreen	25.07.2013	21 years	24.07.2034	None	25.07.2024	€247,500



APPLEGREEN

Applegreen is the largest fuel forecourt operator in Ireland and the second largest in the UK. Founded in 1992, Applegreen operates 550 sites employing over 11,000 people across the Republic of Ireland, UK and the USA.



FURTHER DEVELOPMENT POTENTIAL

A schematic has been prepared by Tyler Owens Architects for a residential development comprising 22 units. Full details provided on request.

ZONING

The site is zoned Z3 - Neighbourhood Centres. Under the Dublin City Development Plan 2016-2022.

TITLE

Freehold Title.

DATA ROOM

www.estatecreate.com/Applegreen

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