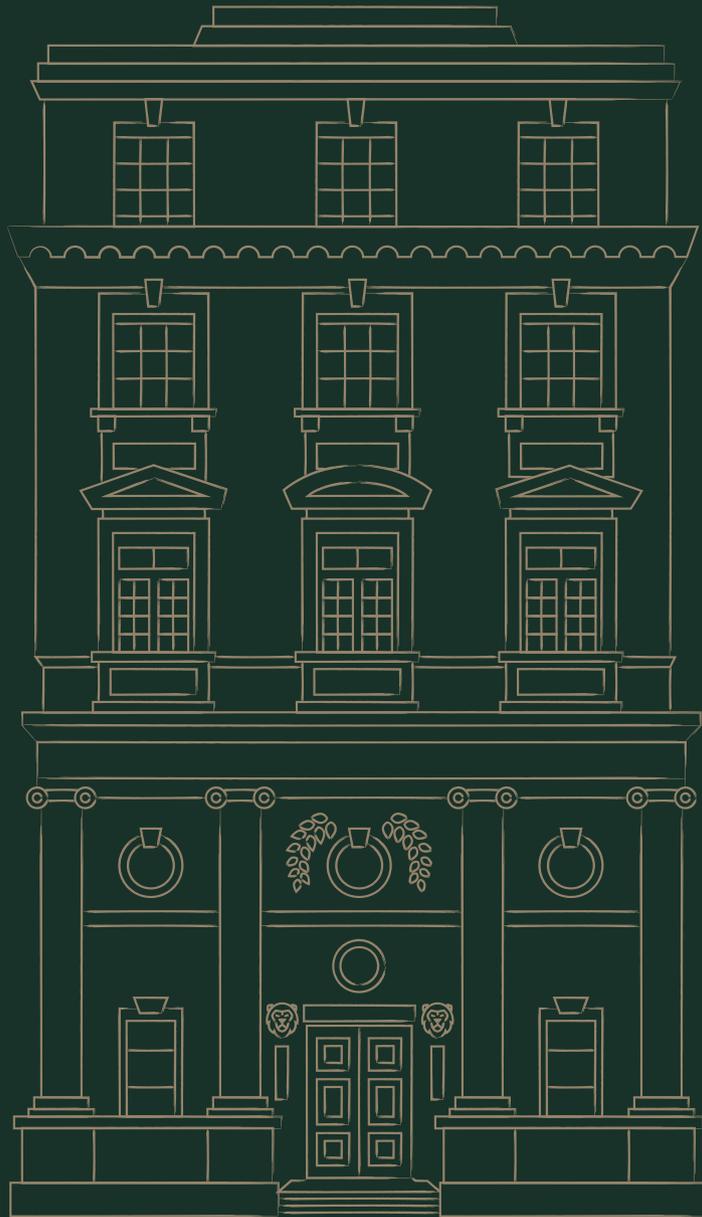


No. 28

O'CONNELL STREET LOWER



FOR SALE BY PRIVATE TREATY | TENANT NOT AFFECTED

# INVESTMENT SUMMARY

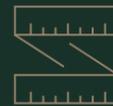
PRESTIGIOUS LONG INCOME RETAIL INVESTMENT



LANDMARK COMMERCIAL BUILDING WITH IMPRESSIVE  
EDWARDIAN ARCHITECTURE THROUGHOUT



PRIME LOCATION ADJACENT TO  
THE CLERYS QUARTER WHICH  
HAS UNDERGONE AN EXTENSIVE  
REDEVELOPMENT AND WILL BE ANCHORED  
BY H&M TOGETHER WITH FLANNELS



THE SUBJECT PROPERTY COMPRISES A  
FIVE STOREY OVER BASEMENT MID-  
TERRACE BUILDING EXTENDING TO  
APPROXIMATELY 433.5 SQ.M (4,666  
SQ.FT) WITH 8.6M FRONTAGE ON TO  
O'CONNELL STREET



THE ENTIRE IS LEASED TO XEON DENTAL  
SERVICES LIMITED (T/A SMILES DENTAL  
SPA), WHICH IS PART OF THE GLOBAL  
HEALTHCARE GROUP BRITISH UNITED  
PROVIDENT ASSOCIATION (BUPA). THE  
ENTIRE PROPERTY IS HELD ON A 35 YEAR  
FRI LEASE FROM 26TH APRIL 2006



CONTRACTED RENT OF €160,000  
PER ANNUM WITH 5 YEARLY  
UPWARDS ONLY RENT REVIEWS



## LOCATION

The property is located on the eastern side of O'Connell Street Lower, one of Dublin's principal retail thoroughfares and adjacent to the iconic former Clerys department store and soon to open Clerys Quarter.

The location is highly accessible and the property is ideally situated opposite to O'Connell Street Lower Luas stop. Occupiers in the immediate vicinity include Eason, Penneys, Clarks, Schuh, Burger King, Mc Donalds, Asics and a number of banks and eateries.

Major shopping destinations nearby include Jervis Street Shopping Centre, Ilac Centre, Arnotts. All of which are located along Henry Street Shopping District approximately 100m northwest of the subject property. Grafton Street Shopping District is within close proximity to the subject property.



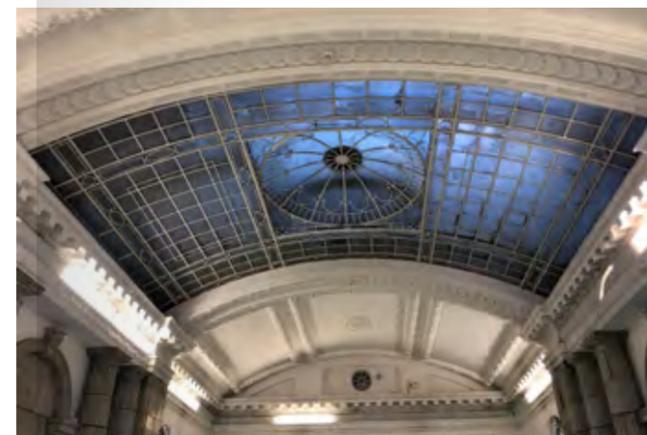
## DESCRIPTION

No. 28 O'Connell Street Lower comprises a mid-terrace five storey over basement Edwardian building providing retail/ service accommodation at ground level with office, retail and ancillary accommodation overhead and at basement level.

This listed building has a distinct character which is complimented by an 8.6m wide portico of four fluted columns and ornate stone façade.

From the entrance hall a glazed door opens into an open plan dental surgery partitioned into a number of treatment pods, reception and waiting area. The primarily open plan ground floor benefits from excellent natural lighting through an original ornate skylight and a generous floor to ceiling height of 6.3 metres. The floors are concrete with a combination of tiled and timber finishes and lighting is provided by wall mounted spot lights.

The upper floors and basement are accessed via a five-person lift together with two staircases. Specification to the upper floors comprises concrete floors with raised timber flooring in part, plastered and painted walls and a mixture of wall mounted spot lights and fluorescent strip lighting. Central heating is provided throughout the property.



## ACCOMMODATION

No. 28 O'Connell Street Lower extends to the following net internal floor areas (NIA):

FLOOR	SQ. M	SQ. FT
Fourth	54.4	586
Third	69.2	744
Second	62.9	677
First	16.6	178
Ground	152.8	1,645
Basement	77.7	836
<b>TOTAL</b>	<b>433.5</b>	<b>4,666</b>

*(All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided).*

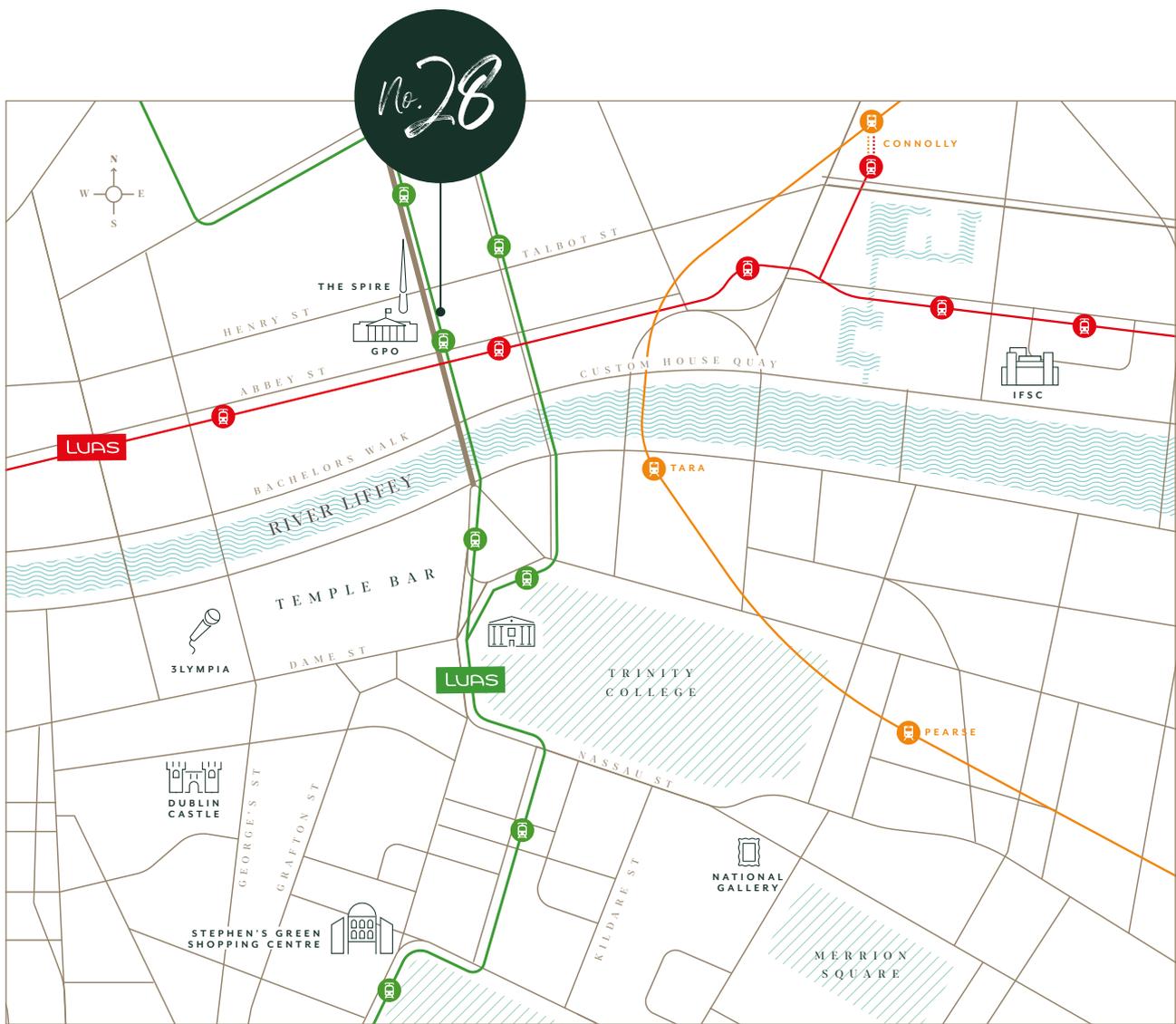
## TENANCY DETAILS

The entire property is let to Xeon Dental Services Limited trading as Smiles Dental Spa on a 35 year full repairing and insuring (FRI) lease from 26th April 2006 with 5 yearly upwards only rent reviews. The contracted rent is €160,00 per annum.

## COVENANT

The tenant entity is wholly owned by the leading global health care group BUPA. Full year group revenue for BUPA in 2021 was £12.9 billion with a group underlying profit of £450 million.

Visit [BUPA.com](https://www.bupa.com) for full detail of the tenant parent.



## PRICING

On Application

## VIEWINGS

Viewings are strictly by appointment through the sole selling agent.



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