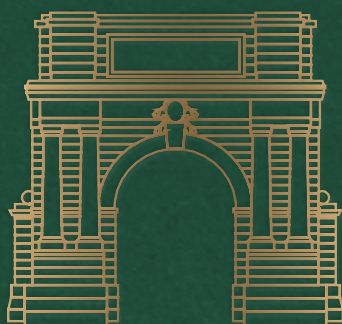


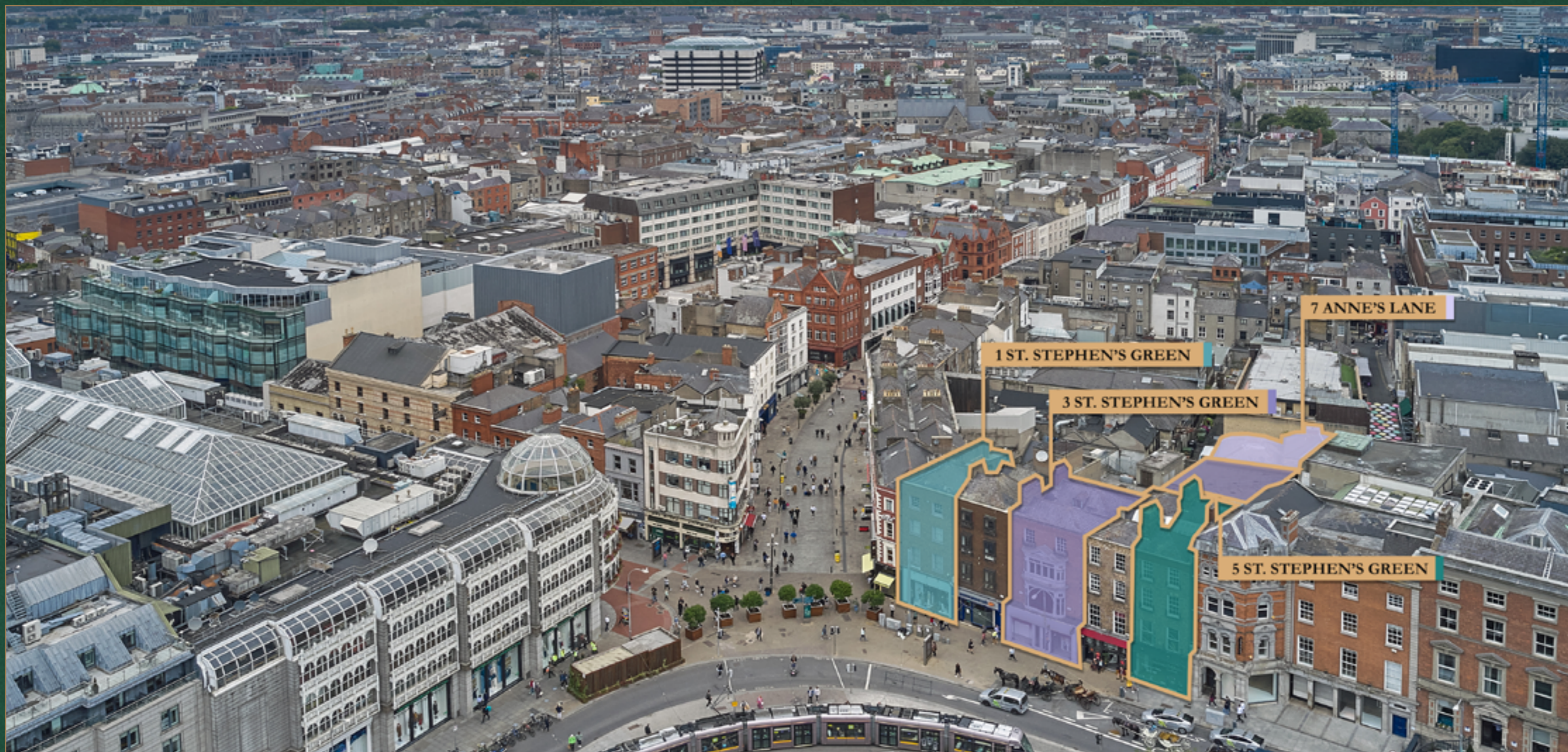
FOR SALE BY PRIVATE TREATY (IN ONE OR SEPARATE LOTS)



THE  
ST. STEPHEN'S GREEN  
COLLECTION







## THE OPPORTUNITY

A unique and rare opportunity to acquire a collection of landmark buildings which offer exceptional profile onto St. Stephen's Green.

The portfolio comprises of Number's 1, 3 & 5 St. Stephen's Green and further includes a mews building situated to the rear of Number 3 St. Stephen's Green, known as Number 7 Anne's Lane, (accessed off South Anne Street).

The portfolio comprises a mix of secure income and vacant possession, offering scope for a wide range of options including a prestigious refurbishment project, owner occupation or wider site assembly potential.

## EXECUTIVE SUMMARY

- Collection of three prestigious properties overlooking St. Stephen's Green with a further mews to the rear at Anne's Lane extending to 15,761 sq ft (1,464.17 sq m) in total
- Exceptional south city centre location, adjacent to Grafton Street, opposite St. Stephen's Green Shopping Centre and the Green Line Luas stop at St. Stephen's Green
- Secure income of €704,000 per annum with the opportunity to increase the rent roll through active asset management
- Mix of secure income and vacant possession
- Development potential for mixed use (for part only) subject to planning permission
- Feasibility study prepared for 11 apartment units incorporating Number 3 St. Stephen's Green and Number 7 Anne's Lane
- Available in one or separate lots
- Tenant and Licensee not affected



## THE LOCATION

St. Stephen's Green is Ireland's largest and most important Georgian Square. The subject properties collectively benefit from exceptional street profile and immediate proximity to Grafton Street, South King Street and St. Stephen's Green Shopping Centre.



### LUAS CROSS CITY

The St. Stephen's Green LUAS stop is on the doorstep and links with the LUAS Red Line on the north side



### RAIL

DART and mainline rail services are available at Pearse Street Station (12-minute walk) which provide access to the entire mainline rail service. The DART service runs along the east coast of Dublin from Malahide / Howth in the North to Greystones, Co. Wicklow in the south



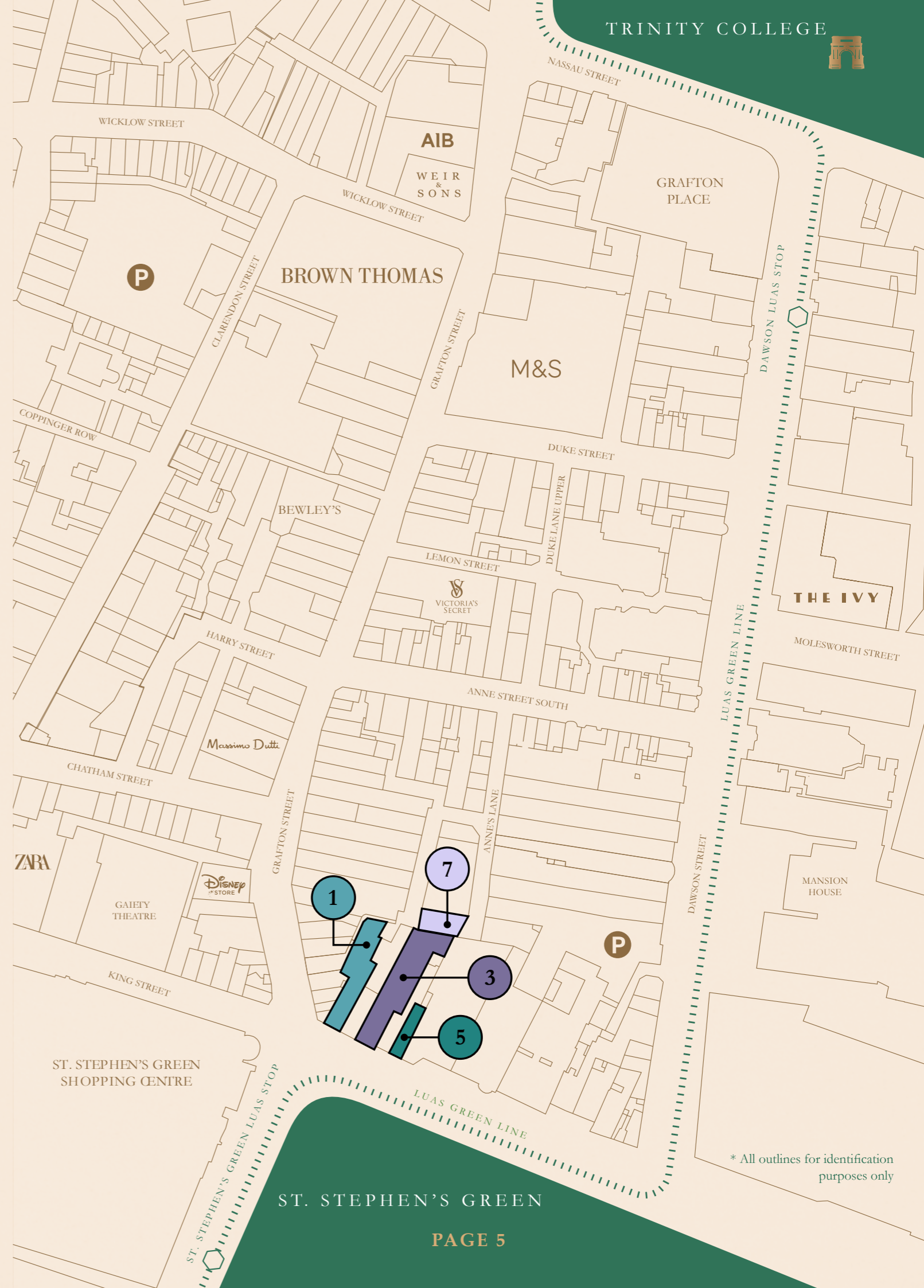
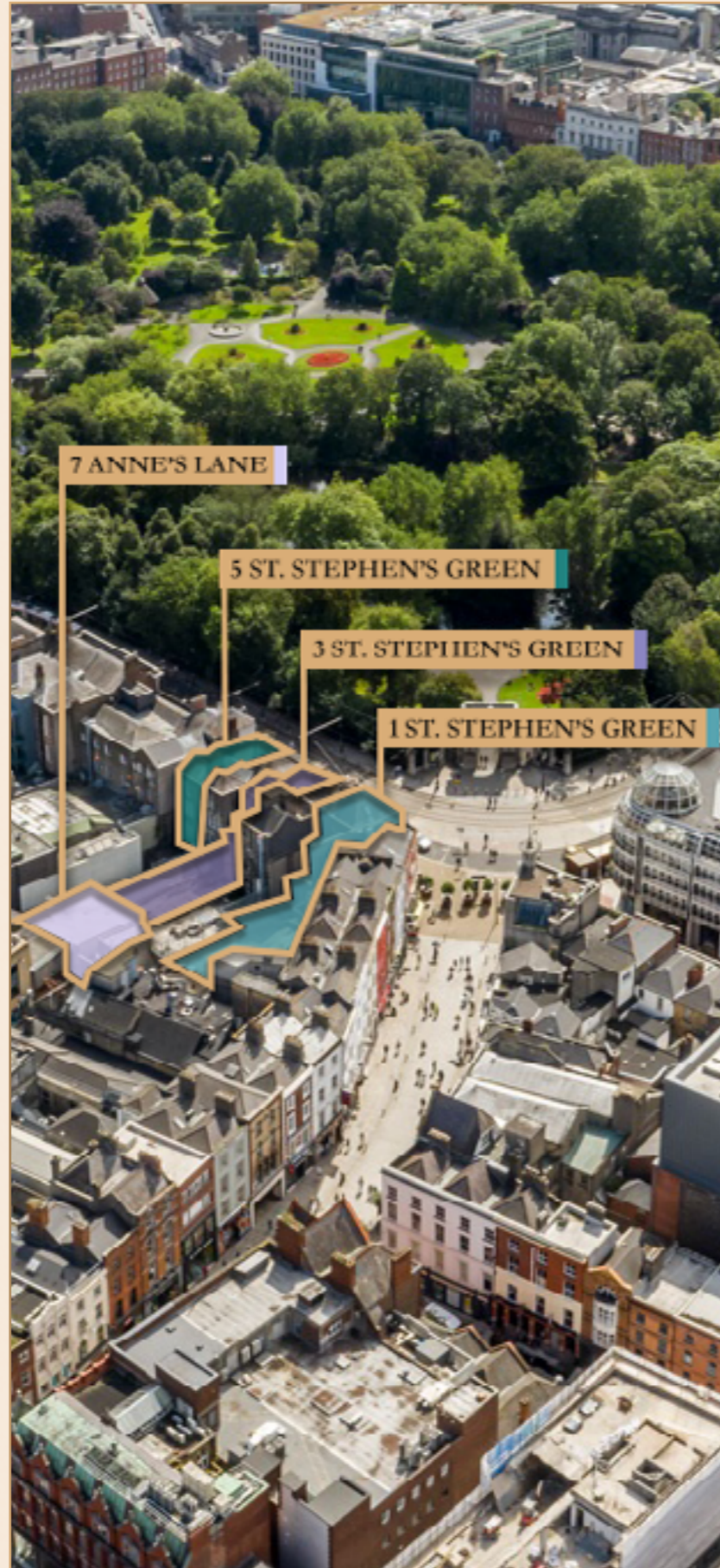
### BUS

The entire Dublin City bus network is within easy reach with numerous stops located on St. Stephen's Green. Inter-city bus routes are also readily accessible



### DUBLIN BIKES

Dublin bikes stations are distributed throughout the city centre to enable easy access and optimal use



\* All outlines for identification purposes only





# LOT 1

NUMBER 1, ST. STEPHEN'S GREEN, DUBLIN 2



## SCHEDULE OF ACCOMMODATION

The agreed floor areas for rent review purposes are:

Level	Use	Sq M	Sq Ft
Ground Floor	Retail	301.01	3,240
First Floor	Storage	58.62	631
Second Floor	Storage	30.29	326
Third Floor	Ancillary	13.01	140
Total		402.93	4,337
ITZA		79.03	850

An assignable measurement survey is available in the data-room.

## DESCRIPTION

An exquisite retail property occupying a pivotal location at the junction of St. Stephen's Green and Grafton Street.

The property comprises of a large open plan ground floor retail unit with feature glazed shopfront. The ground floor has recently undergone an extensive fit out by the current tenant.

The upper floors provide for a mix of storage, office and staff accommodation. The property has a separate service access to the rear accessible via Anne's Lane.

# REISS

## TENANCY INFORMATION

The entire property is leased to Reiss Ltd for a term of 25 years from 13th August 2002 subject to a passing rent of €695,000 per annum exclusive (Tenant not affected). The lease expires in August 2027.

## TENANT COVENANT

Reiss is a long established premium fashion retail group catering to modern menswear, womenswear, accessories and childrenswear. Formed in 1971 Reiss has over 160 stores trading in fifteen countries.

Number 1 St. Stephen's Green is the flag ship store for Reiss in Ireland. They also operate concessions in Brown Thomas and Arnotts as well as Kildare Village. Reiss Ltd has a D&B rating of 5A1 and reported a turnover of €215m in 2022.







# LOT 2

## NUMBER'S 3 & 5 ST. STEPHEN'S GREEN & NUMBER 7 ANNE'S LANE (OFF SOUTH ANNE STREET)

- Two imposing flagship retail buildings available with vacant possession extending to 962.03 sq m (10,356 sq ft) in total. In addition the mews at Number 7 Anne's Lane (located to the rear of Number 3 St. Stephen's Green) comprises 99.21 sq m (1,068 sq ft)
- The upper floors offer exceptional views overlooking St. Stephen's Green
- All three properties require an element of refurbishment however offer tremendous potential at upper floor level for a variety of uses including hospitality and / or residential use, subject to planning permission



### NUMBER 3 ST. STEPHEN'S GREEN

An imposing mid-terraced retail property offering an extensive modern fully fitted open plan ground floor retail unit of 353.76 sq m (3,808 sq ft) with feature glazed shop front and rear service access directly onto Anne's Lane.

The first floor offers a unique feature bay window overlooking the entrance to St. Stephen's Green with double height floor to ceiling - a really exquisite showroom space. The remaining accommodation provides for ancillary storage and office accommodation. To the rear, the property links to Number 7 Anne's Lane.

### SCHEDULE OF ACCOMMODATION

Level	Use	Sq M	Sq Ft
Ground Floor	Retail	353.76	3,808
Ground Floor	Storage	19.69	212
Mezzanine	Storage	95.22	1,025
First Floor	Storage	81.00	872
Second Floor	Storage	84.63	911
Third Floor	Ancillary	70.23	756
<b>Total</b>		<b>704.53</b>	<b>7,584</b>
<b>ITZA</b>		<b>102.88</b>	<b>1,107</b>





# LOT 2

NUMBER'S 3 & 5 ST. STEPHEN'S GREEN  
& NUMBER 7 ANNE'S LANE (OFF SOUTH ANNE STREET) CONTD.



## NUMBER 5 ST. STEPHEN'S GREEN

Number 5 St. Stephen's Green comprises of an open plan ground floor retail unit and storage basement. The upper floor accommodation, whilst in need of refurbishment, offers exceptional views overlooking St. Stephen's Green and scope for a variety of uses including offices or residential accommodation (subject to planning permission).

### SCHEDULE OF ACCOMMODATION

Level	Use	Sq M	Sq Ft
Basement	Storage	35.67	384
Ground Floor	Retail	72.36	779
First Floor	Office/ Storage	51.28	552
Second Floor	Office/ Storage	46.82	504
Third Floor	Office	51.37	553
<b>Total</b>		<b>257.50</b>	<b>2,772</b>
ITZA		45.14	486







# LOT 2

## NUMBER'S 3 & 5 ST. STEPHEN'S GREEN & NUMBER 7 ANNE'S LANE (OFF SOUTH ANNE STREET) CONTD.



### NUMBER 7 ANNE'S LANE

Conveniently located just off South Anne Street adjacent to the Sporting Emporium and Zozimus, this mews building is currently let on short-term licence for storage use.

The property is situated immediately to the rear of Number 3 St. Stephen's Green and offers scope for a variety of uses as a stand-alone commercial / residential refurbishment project or a larger development in conjunction with Number 3 St. Stephen's Green.

### SCHEDULE OF ACCOMMODATION

Level	Use	Sq M	Sq Ft
Ground Floor	Storage	99.21	1,068

- Unique end of terrace city centre mews property
- Currently in storage use and generating an annual licence fee of €11,063, inclusive of rates and insurance - €9,000 net per annum
- The property offers valuable rear access potential when combined with Number 3 St. Stephen's Green. It could be converted into a private town residence or incorporated into a larger residential development as demonstrated in the feasibility study (subject to planning permission)



RESIDENTIAL FEASIBILITY CGI, FOR ILLUSTRATIVE PURPOSES ONLY



RESIDENTIAL FEASIBILITY CGI, FOR ILLUSTRATIVE PURPOSES ONLY



RESIDENTIAL FEASIBILITY CGI, FOR ILLUSTRATIVE PURPOSES ONLY

### FEASIBILITY STUDY (NUMBER 3 ST. STEPHEN'S GREEN & NUMBER 7 ANNE'S LANE)

Savills Planning has reviewed the feasibility study for Number 3 St. Stephen's Green and Number 7 Anne's Lane which provides for 11 apartments together with open courtyard and roof terrace.

Both the Dublin City Development Plan and Scheme of Special Planning Control (SSPC) for Grafton Street and Environs promote a mix of uses within buildings.

In addition, residential provision on underutilised upper floors and infill sites is strongly encouraged by the Dublin City Council. The new construction has been set back from the existing rear extension to respect its architectural heritage status.

The proposed height, massing, and elevation treatment of the new element respects the neighbouring properties and position within an architectural conservation area. The future use of the ground floor unit would require dialogue with the Council.

The planning policy preference would be the retention of a retail operation however café / restaurant uses will be considered on their merits.

A range of uses are 'Permitted in Principle' including offices, hotel, medical and related consultants, beauty services, education and residential.

Whilst the Council's preference is for ground floor premises in the SSPC to remain in retail use, much greater flexibility is permitted on upper floors.





# LOT 3 – THE ENTIRE THE ST. STEPHEN'S GREEN COLLECTION



- Three flagship retail buildings offering exceptional profile onto St. Stephen's Green and Number 7 Anne's Lane, which further provides rear access to No. 3 St. Stephen's Green (subject to planning permission)

- The upper floors and air space to the rear offer exceptional development potential for a variety of uses, (subject to planning permission)
- Combined floor area 15,761 sq ft (1,464.17 sq m)



- The entire portfolio generates a total net rent of €704,000 per annum comprising a blend of long and short-term income and also offers an opportunity to increase the rent roll with the leasing of the vacant accommodation

- The entire portfolio offers a range of short and long-term asset management and development opportunities (subject to planning permission)



# LOTS BEING OFFERED FOR SALE

## LOT 1

Number 1 St. Stephen's Green,  
Dublin 2

## LOT 2

Numbers 3 & 5 St. Stephen's Green  
and Number 7 Anne's Lane, Dublin  
2

## LOT 3

The Entire  
Numbers 1, 3 & 5 St. Stephen's  
Green and Number 7 Anne's Lane,  
Dublin 2

## DATA ROOM

Interested parties will, at the Vendor's discretion, be provided with access to a dedicated data room.

## PRICING

On application

## BER RATING

Full Building Energy Rating certificates and building reports are available by request.

### NUMBER 1, ST. STEPHEN'S GREEN

BER G

### NUMBER 3, ST. STEPHEN'S GREEN

BER EXEMPT\*

\* Listed as a Protected Structure

### NUMBER 5, ST. STEPHEN'S GREEN

BER EXEMPT\*

\* Listed as a Protected Structure

### NUMBER 7, ANNE'S LANE

BER D1

## ZONING

The property is zoned Z5, "City Centre", under the Dublin City Development Plan 2022 – 2028, "to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design, character and dignity". The primary purpose is to sustain life within the centre of the city through intensive mixed-use development. The properties also fall within the Grafton Street & Environs Scheme of Special Planning Control.

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