

Schedule of Tenants

Prepared from supplied tenancy particulars | 30 September 2026

01 Medical Centre

TENANT

Dr Stanley Natin, G.P.

ACCOMMODATION

Ground floor entrance, entire first floor and half of the second floor.

DATES

Lease: 1 October 2024 | Rent: 1 August 2024

TERM AND REVIEW

10 years; rent review on the fifth anniversary.

ANNUAL RENT

€70,000 per annum

RENUNCIATION

Stated to take effect after year 10.

02 Unit 1 | Ground Floor

TENANT

Awais Ali, trading as Mr Fade

LEASE AND RENT COMMENCEMENT

8 June 2026

TERM AND REVIEW

10 years; rent review on the fifth anniversary.

ANNUAL RENT

Y1: €21,000 | Y2: €21,500 | Y3: €22,000

Y4: €23,000 | Y5: €24,000

FIVE-YEAR AVERAGE

€22,300 per annum

RENUNCIATION

Stated to take effect after year 10.

03 Units 3/4 | Ground Floor

TENANT

Fancy Beauty Limited

LEASE AND RENT COMMENCEMENT

28 December 2025

TERM AND REVIEW

10 years; rent review on the fifth anniversary.

ANNUAL RENT

€38,000 per annum

RENUNCIATION

Signed; stated to take effect after year 10.

04 Part Second Floor

TENANT

MCL Insurance Services Limited

LEASE AND RENT COMMENCEMENT

2 June 2026

TERM AND REVIEW

10 years; rent review on the fifth anniversary.

ANNUAL RENT

€27,500 per annum

Stated total rent roll: €158,600 per annum

Supplied rents total €156,500 using Unit 1 Year 1 rent; stated total requires reconciliation.

Management company: Positive Property

Established to oversee insurance and the common areas.