



No. 7 Blackfriars, Waterford. X91HP73.

For Sale

€595,000 Exclusive



BER PENDING
PSRA Licence Number: 004069



52 High Street
Waterford
T: 051852233

E: info@dngreidandcoppinger.ie
W: www.dngreidandcoppinger.ie

W: www.dng.ie

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

DESCRIPTION

Tenant Unaffected Excellent three-storey retail premises of c. 2,300 sq.ft. currently let to '3 Ireland' on a 21 year lease with 6 years remaining unexpired. The premises occupies an excellent position within the retail hub of Waterford City Centre, adjacent to City Square Shopping Centre and a host of high profile retail premises including River Island and Vodafone. The ground floor offers a retail floor plate of c.915 sq.ft. with a further c. 769 sq.ft. at first floor level comprising of offices, staff area and canteen, together with extensive storage of c. 624 sq.ft at second floor level. The building was extensively renovated and modernised in 2006 and is in excellent structural and decorative condition throughout. Passing rent €90,000 p.a. with 6 years unexpired.

LOCATION

The property is located in Blackfriars, a bustling pedestrianised thoroughfare between Arundel Square and Barronstrand St. in Waterford City. It enjoys an excellent retail position with excellent visibility from the Arundel Square area with superb footfall due to its location between two main shopping areas. The property is situated adjacent to the entrance to City Square Shopping Centre and the River Island store and also adjoins the Vodafone store.

LEASE DETAILS

Tenant:	Hutchinson 3G Ireland Ltd.
Commencement date:	Sept. 2006
Term:	21 Years
Passing Rent:	€ 90,000 P.A.
Reviews:	5 Yearly Upward Only Rent Reviews

FEATURES

- High profile retail premises
- Superb primary retail location
- Fully let to 3G Ireland
- Substantially renovated and modernised in 2006
- Excellent office, storage and staff facilities on upper floors

RATES

City Council Rates for 2021 €10,062.40

ASKING PRICE €595,000 Exclusive

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER ON 051-852233**



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

ACCOMMODATION

Ground Floor: C.85 Sqm / C.915 sq.ft.
Main shop area
WC
Store room
Access to rear yard

First Floor: C.71.5 Sqm. / C.769 sq.ft.
Office 1
Office 2
Staff room / canteen

Second Floor: C. 58 Sqm. / C.624 sq.ft.
Large open plan store area

BER DETAILS:

BER Rating: C3

BER Number: 800777856

Energy Rating Indicator: 414.38 kWh/m²/yr 1.39

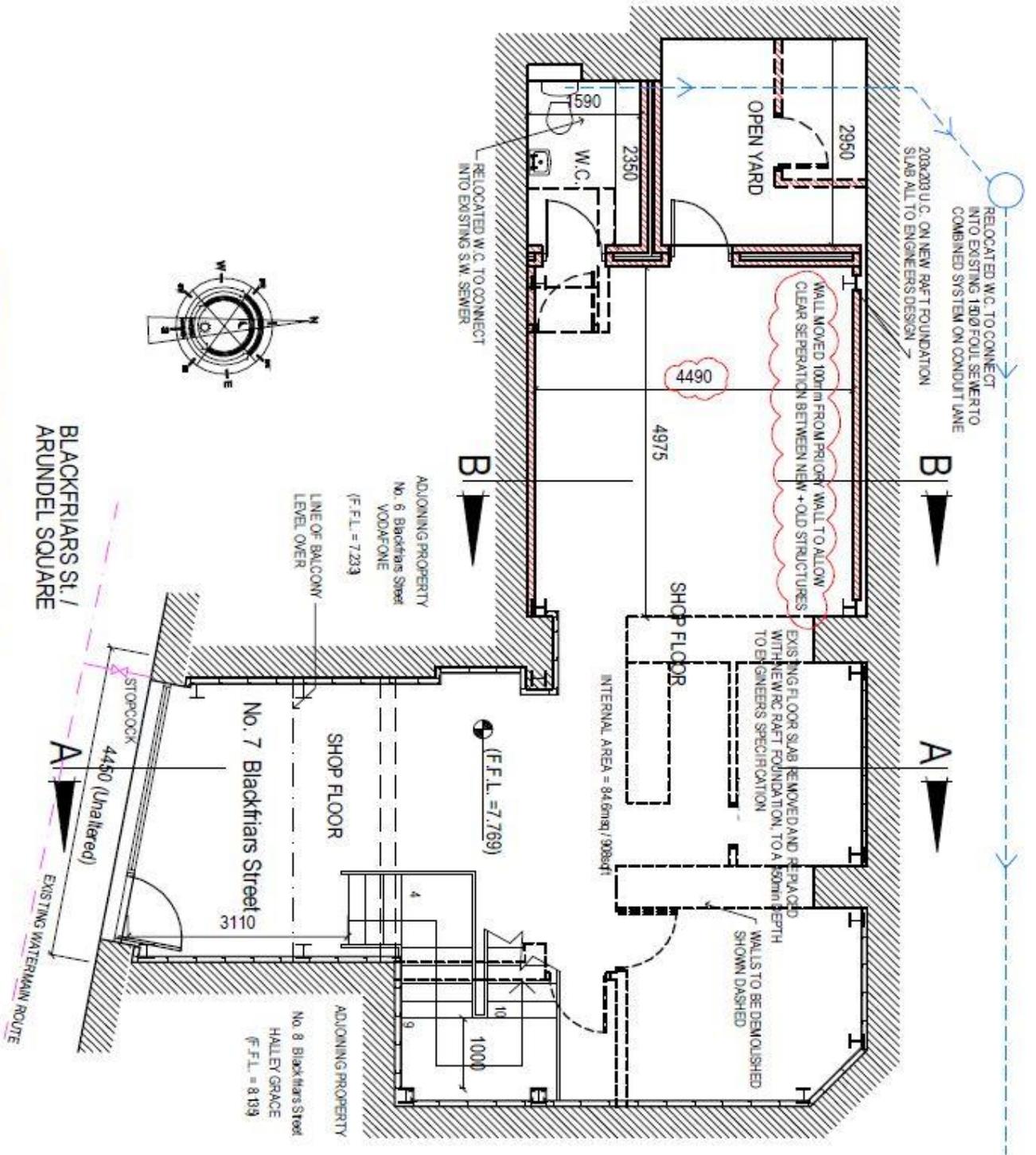


Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.

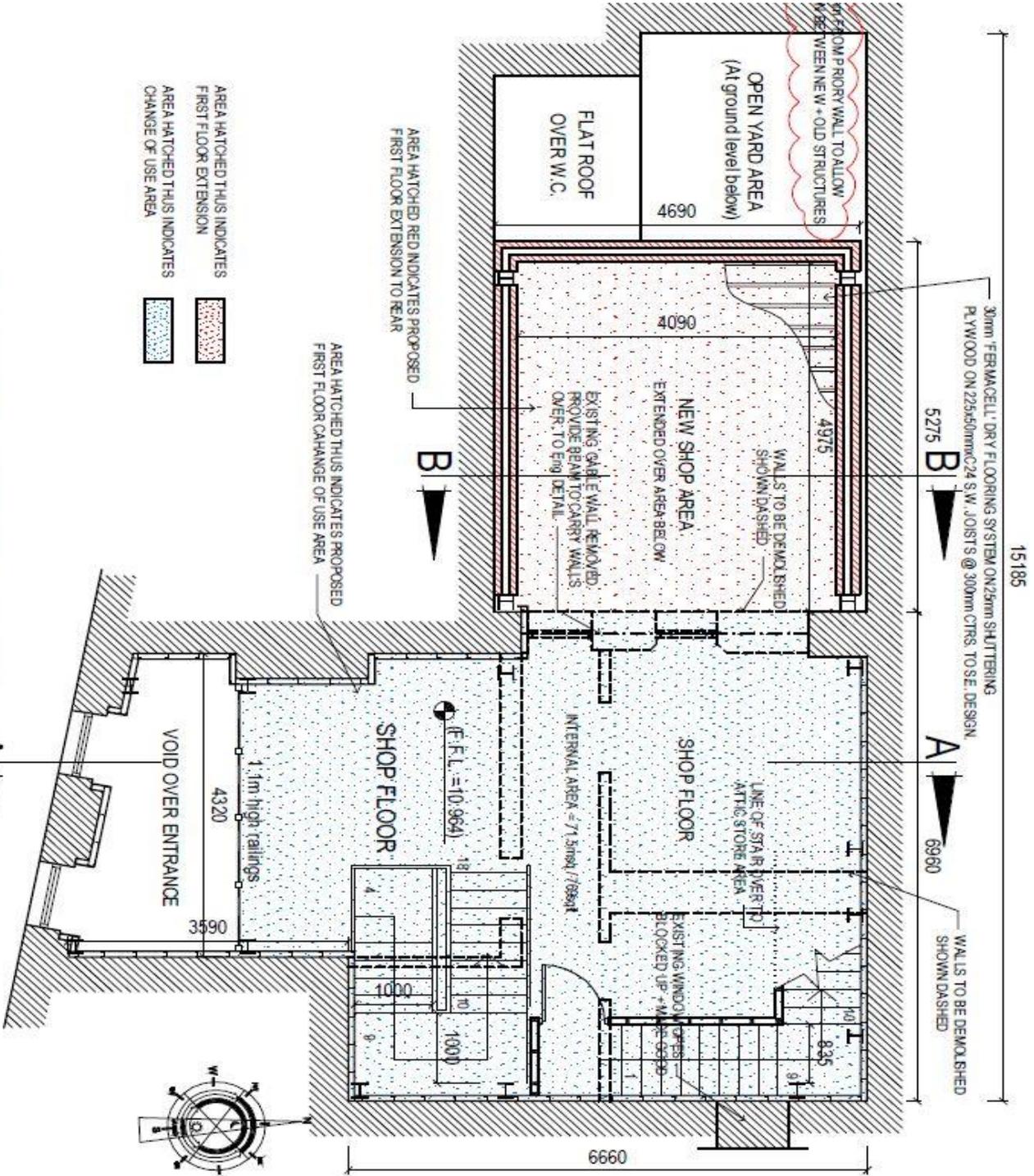




Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



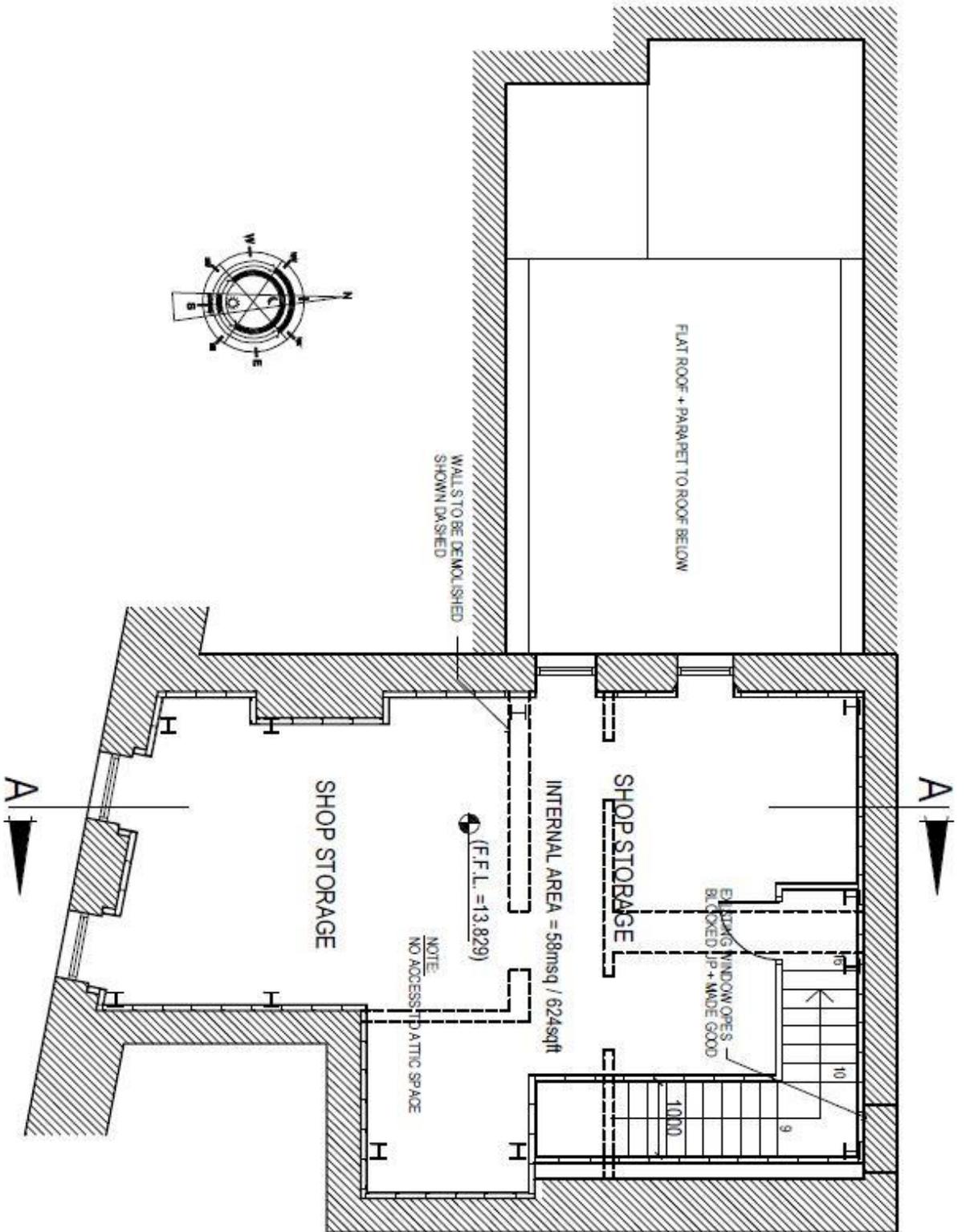
Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



- AREA HATCHED THUS INDICATES FIRST FLOOR EXTENSION
- AREA HATCHED THUS INDICATES CHANGE OF USE AREA

PROPOSED FIRST FLOOR PLAN
SCALE 1:100

Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.



PROPOSED SECOND FLOOR PLAN

SCALE 1:100



Whereas every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. DNG Reid & Coppinger and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and cannot be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with DNG Reid & Coppinger. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.