

# 51 | DAWSON STREET

DUBLIN 2



FOR SALE BY PRIVATE TREATY  
High Profile Retail and Office Investment  
(Tenants Not Affected)







## LOCATION

**51 Dawson Street** occupies a high profile position at the corner of Dawson Street and Duke Street in the heart of **Dublin City Centre**. This excellent retail and office pitch benefits from high footfall and passing traffic, seconds walk from **Grafton Street**.

The area benefits from unrivalled public transport links, with numerous **Dublin Bus** routes on its door step, the **DART** station at Pearse Street and **LUAS** Green Line at St. Stephen's Green. The new **LUAS Cross City** line will have

stops within metres of the property on **Dawson Street**. This will be one of the main stops for Grafton Street and surrounding areas.

In addition to the Luas, the immediate area is experiencing significant improvements with over 220,000 sq.ft of **office space under construction** and further development planned along Dawson Street which will transform the appeal for this area.

## 51 DAWSON STREET COMPRISES THREE NO. FOUR STOREY OVER BASEMENT TERRACED BUILDINGS EXTENDING TO APPROXIMATELY 790 SQ M (8,504 SQ FT).

### 51A AND 51B:

- Interconnected providing a high quality retail unit and restaurant unit at ground floor and basement level.
- The three upper floors provide office space laid out in individual rooms.

### 51C:

- A self-contained four storey over basement retail unit occupying a high profile corner position with dual frontage to both Dawson Street and Duke Street.



## INVESTMENT HIGHLIGHTS

**HIGH PROFILE BUILDING CLOSE TO GRAFTON STREET**

**MULTI-LET RETAIL AND OFFICE INVESTMENT OF APPROXIMATELY 790 SQ.M (8,504 SQ.FT)**

**TOTAL PASSING RENT OF €289,950 PER ANNUM WITH WAULT OF APPROXIMATELY 4.4 YEARS**

**SIGNIFICANT SHORT TERM ASSET MANAGEMENT OPPORTUNITIES**

**LOCATION UNDERGOING SIGNIFICANT IMPROVEMENTS AND DEVELOPMENT**





## ACCOMMODATION & TENANCY SCHEDULE

51 Dawson Street is let to five tenants with a total passing rent of €289,950 per annum and a weighted average unexpired lease term (WAULT) of approximately 4.4 years.

PROPERTY	DEMISE	OCCUPIER	AREA (SQ M)	AREA (SQ FT)	LEASE START	BREAK OPTION	LEASE EXPIRY	TERM CERTAIN (YRS)	PASSING RENT (PA)
51a	Grd Flr & Bst	Baulmers	92.65	997	23 May 2012	None	22 May 2022	6.34	€90,000
51a	Grd Flr Rear	Baulmers	48.40	521	01 Nov 2015	None	31 Oct 2016	0.79	€5,200
51b	Grd Flr & Bst	Featherblade (sub-tenant)	101.15	1,089	09 Oct 2012	08 Oct 2018 (Tenant only)	08 Oct 2032	2.72	€90,000
51a & 51b	1 <sup>st</sup> Flr & Part 2 <sup>nd</sup> Flr	McNamara & Associates	204.40	2,200	22 Apr 2014	22 May 2019 (Landlord only)	21 April 2024	8.26	€53,750
51b	Part 2 <sup>nd</sup> Flr	Fitzers	26.94	290	01 Oct 2015	None	30 Sep 2016	0.70	€1,000
51a & 51b	3 <sup>rd</sup> Flr	Vacant	107.83	1,161					
51c	Entire	Optica	208.64	2,246	01 Oct 2014	None	31 Mar 2016	0.20	€50,000
<b>Total</b>			<b>790.01</b>	<b>8,504</b>				<b>4.39</b>	<b>€289,950</b>

The above tenancy schedule is for indicative purposes only. A detailed tenancy schedule with additional information is available on request.

## ASSET MANAGEMENT OPPORTUNITIES

The upper floor offices are part vacant and in need of refurbishment. Once refurbished this space will appeal to office tenants seeking small suites in the best city centre location.

Optica, who occupy 51C, are due to vacate in the coming months and are currently paying a low rent of €50,000 per annum. This space with dual frontage to Dawson Street and Duke Street in close proximity to Grafton Street is likely to attract strong tenant interest at a rent considerably higher than the passing rent.

### VIEWING

Strictly by appointment through JLL as sole selling agents.

### BER RATING

Exempt

### SOLICITORS

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