

**18 Merrion Row  
Dublin 2**

**ACCOMMODATION & TENANCY SCHEDULE**

<b>Floor</b>	<b>Sq.M.</b>	<b>Tenant</b>	<b>Leases</b>	<b>Rent per annum</b>
Ground Basement Sub-Total	38.6 <u>48.1</u> 86.7	<b>Barmat Ltd t/a Etto Restaurant</b>	20 year FRI lease from 1 <sup>st</sup> March 2017 with 5 yearly rent reviews. This is a renewal of a 35 year lease from 1982. Tenant pays 40% of insurance premium of building.	€40,000
First Floor Second Floor Third Floor Sub-Total	41.4 41.7 <u>42.6</u> 125.7	<b>Ben O'Rafferty Solicitors</b>	Tenant is overholding on 35 year lease from 1 <sup>st</sup> June 1970 currently paying €20,000 per annum. Tenant has rights of renewal. Tenant is responsible for internal repairs and paying 60% of the insurance premium.	€20,000
<b>TOTAL</b>	<b>212.4</b>			<b>€60,000</b>

Note: Office floor areas are measured on a net internal floor area basis, Restaurant areas are measured on a gross internal floor basis including toilets and stores in basement. All intended purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

**CONTACT:**

**Nicholas Corson or David Rowe on 01.614.7900**

