

For Sale by Private Treaty



18 Merrion Row

Dublin 2

Superbly Located Restaurant & Office
Investment producing €60,000 per annum.
c.212.4sq.m. / 2,290sq.ft.



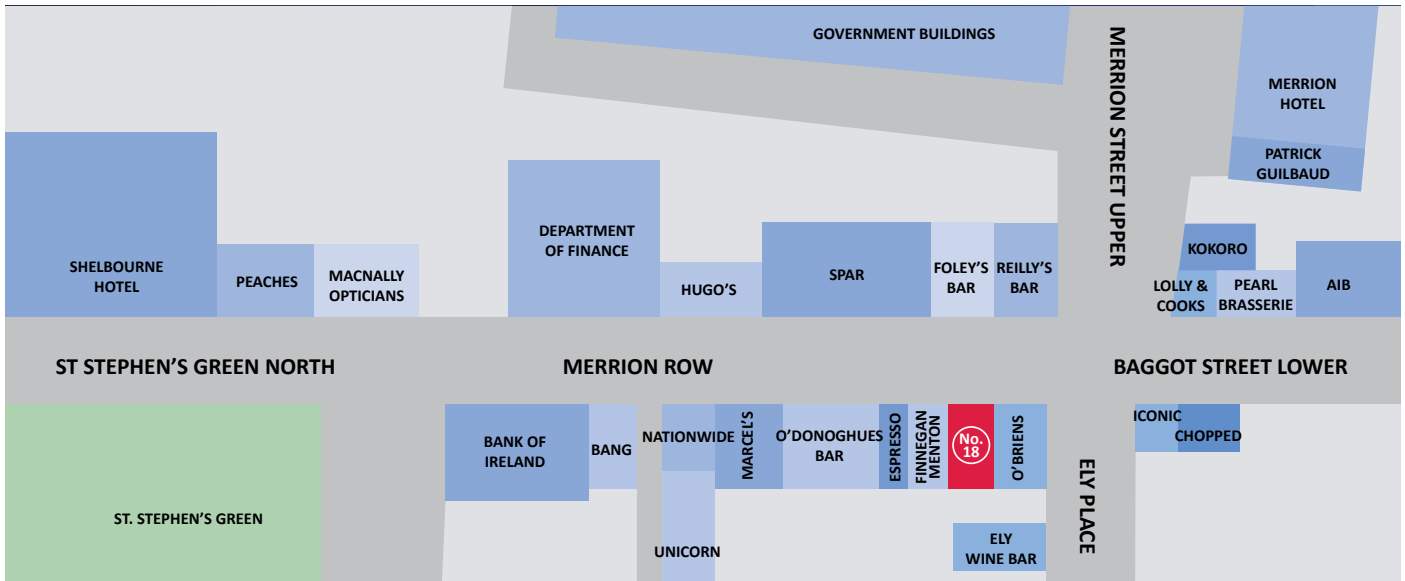
FINNEGAN
Menton

Location:

18 Merrion Row occupies a prime location 2 doors from the junction with Ely Place and c.70m from St. Stephen's Green in the very heart of the City Centre.

Merrion Row is an excellent retail and office pitch benefitting from high footfall and passing traffic. The area has an abundance of first class Hotels and Restaurants reflecting its prime location including The Merrion and Shelbourne Hotels and Restaurants including Patrick Guilbauds, Ely Wine Bar, Unicorn, Bang, Marcells, Pearl Brasserie and Hugos.

The area is well served by public transport with the Luas Green Line terminus at St Stephen's Green, the Cross City Luas Line (opening end 2017) on St. Stephen's Green, the DART at Pearse Street and numerous Dublin Bus routes close by.



Investment Highlights:

- Prime located building close to St Stephen's Green
- Restaurant and Office Investment
- Total Area: c. 212.4 sq.m.
- Current Income €60,000 per annum
- Award Winning Etto Restaurant
- Upper Floors let to Ben O'Rafferty Solicitors
- Freehold Title
- Seeking Offers Excess €1.0m.
- Net Initial Yield 5.75%
- Reversionary Potential



Description:

18 Merrion Row is a 4 storey over basement mid-terraced Georgian building with Restaurant use at Ground Floor and Basement and Office use on the upper floors. The building extends to a total floor area of c.212.4sq.m. / 2,290sq.ft.

The Ground Floor and Basement are let to Barmat Limited t/a Etto Restaurant. Etto opened in 2014 having taken over an existing 35 year lease and immediately made a big impression on the Dublin Restaurant scene winning multiple awards every year since. There is pedestrian laneway access to the rear of the building.

The Upper Floors are fully let to Ben O'Rafferty Solicitors. The offices are laid out with 2 good sized offices per floor in standard Georgian building format. The offices have the benefit of an own door entrance separate from the Ground Floor unit. Ben O'Rafferty Solicitors have been a tenant in 18 Merrion Row for over 30 years.



Restaurant



Restaurant

Accommodation:

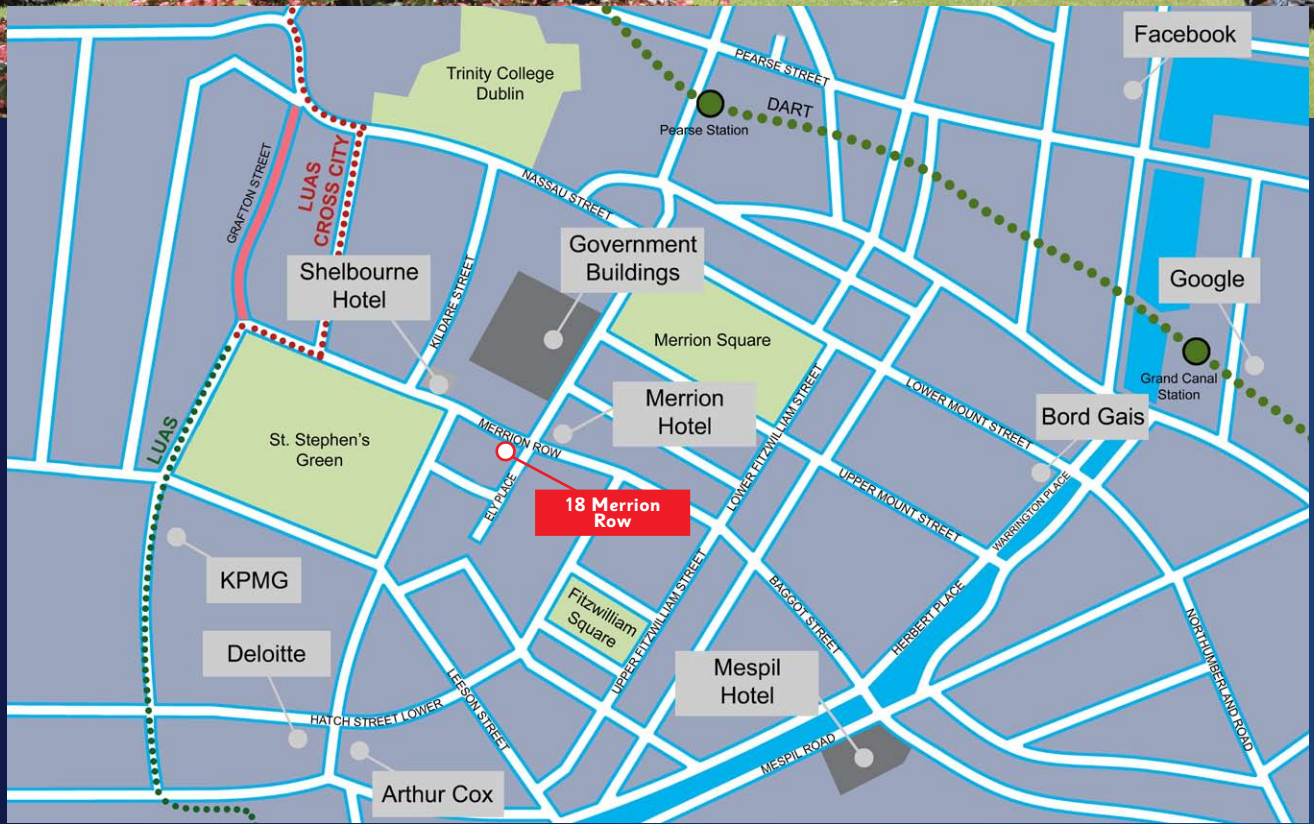
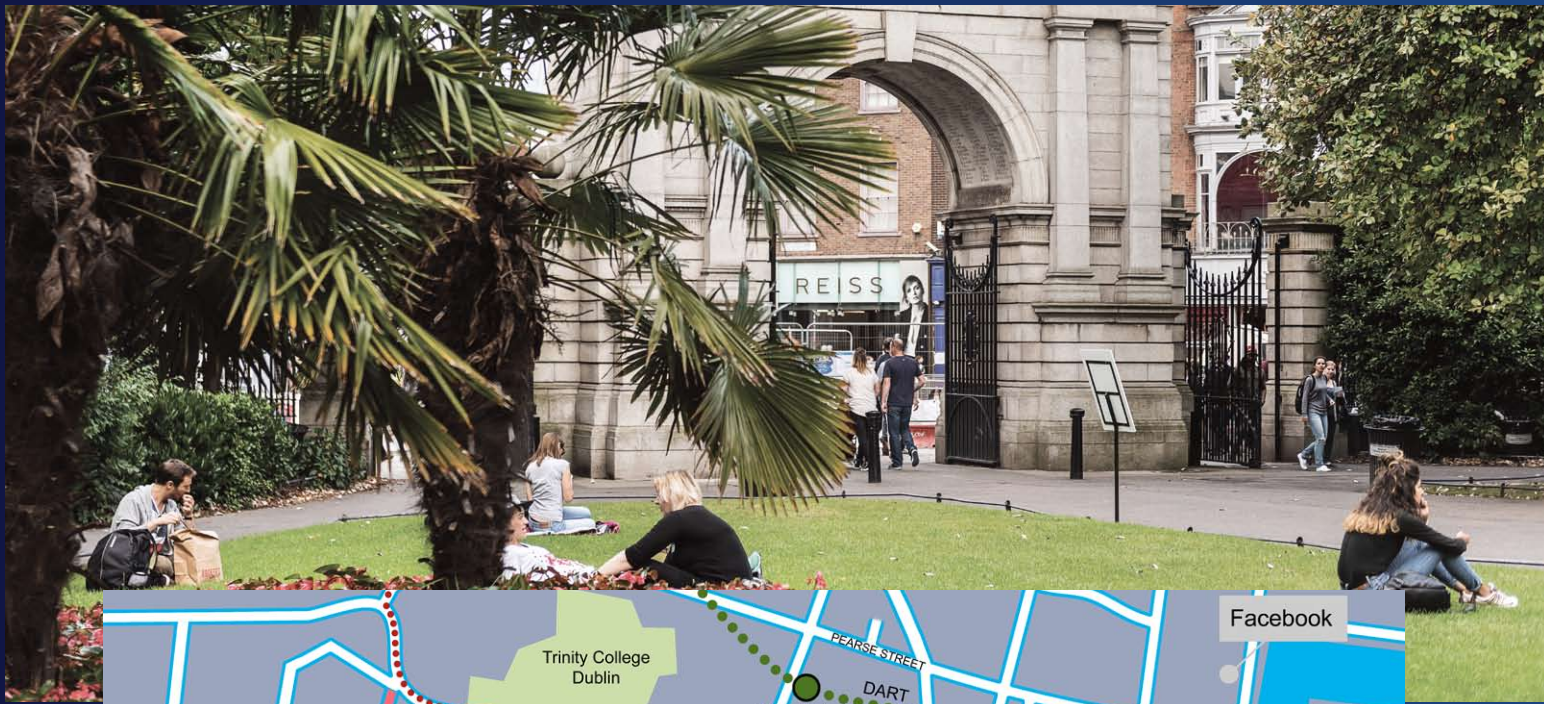
Floor	Sq.m.	Sq.ft.	Tenant	Leases	Rent
Ground	38.6	415	Barmat Ltd.	20 year FRI lease from 1st March 2017 with 5 yearly rent reviews. This is a renewal of a 35 year lease from 1982. Tenant pays 40% of insurance premium of building.	€40,000 p.a.
Basement	48.1	518	t/a Etto Restaurant		
Sub Total:	86.7	933			
First	41.4	446	Ben O'Rafferty Solicitors	Tenant is over holding on 35 year lease from 1st 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 p.a.
Second	41.7	449			
Third	42.6	459			
Sub Total:	125.7	1,354			
TOTAL:	212.4	2,287			€60,000 p.a.

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.

Town Planning:

The property is located in an area zoned Objective Z5 “to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design, character and dignity” under the Dublin City Council Development Plan 2011-2017.

The property is identified as a Protected Structure.



BER:

Exmpt. (Protected Structure)

Price:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton.
Contact Nicholas Corson or David Rowe on 01 614 7900.



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