







Prime investment /  
development opportunity  
in Dublin's Central  
Business District



Occupying a prominent  
position close to St  
Stephen's Green  
Shopping Centre, The  
Gaiety Theatre and  
Mercer Street Hospital



Central position within  
Dublin's prime F&B  
quarter district less  
than 200m from Grafton  
Street



Excellent development  
potential and with strong  
short term income



Currently producing  
€192,100 (ERV €511,000  
pax)



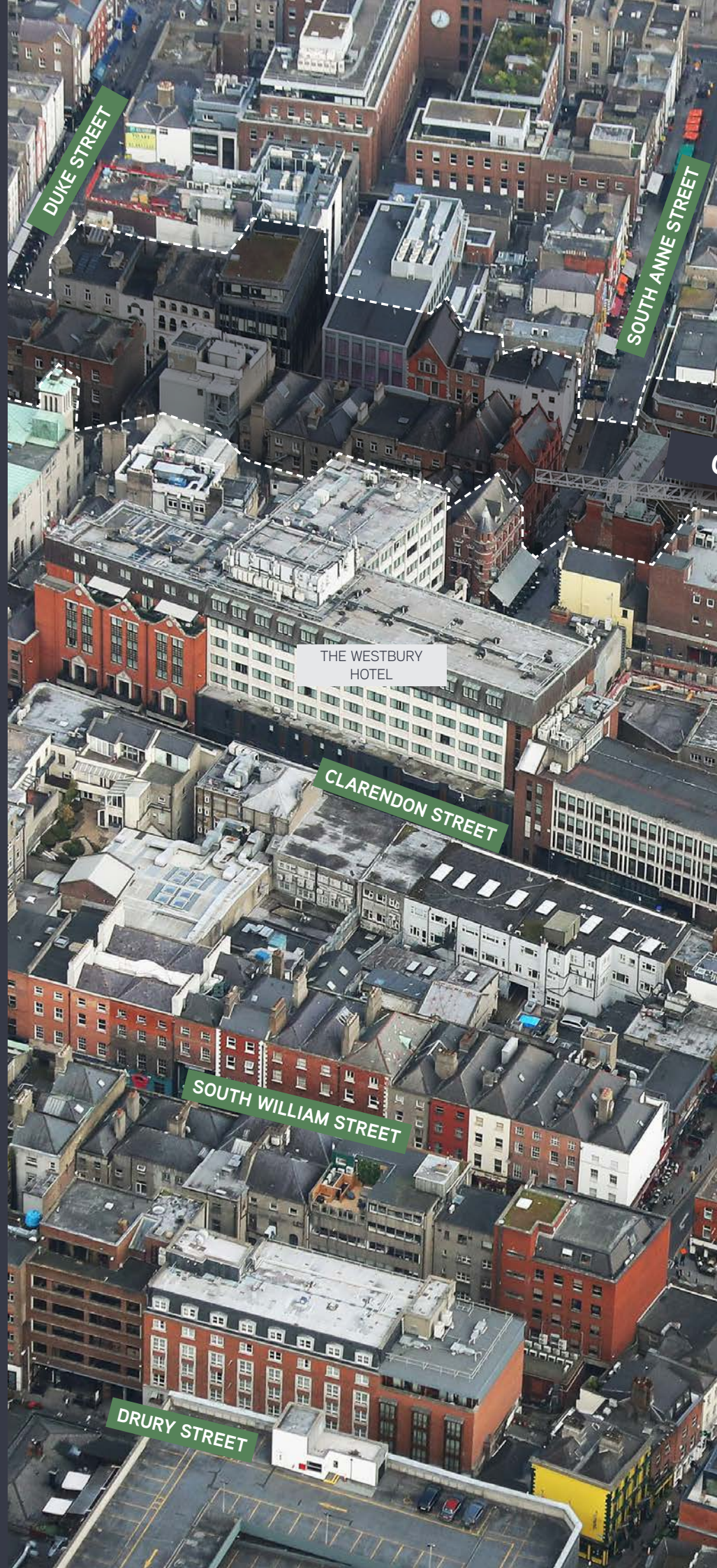
Site area 0.06 Ha  
(0.148 Acres)



Total net internal floor  
area of approx. 1,052.81  
sqm (11,330 sq ft).



Tenants Not Affected







DAWSON STREET

ST STEPHEN'S GREEN

Grafton Street

ST STEPHEN'S GREEN

CHATHAM STREET

SOUTH KING STREET

STEPHEN'S GREEN SHOPPING CENTRE

MERCER STREET LWR



## Description

Textile House comprises a two storey commercial building which extends to a total net internal floor area of approx. 1,052.81 sqm (11,330 sq ft).

The building is occupied by a diverse mix of tenants and is laid out to provide three retail units (all vacant ) fronting Johnson's Place and two café / restaurant units opening onto Clarendon Market. There is a small yard which serves as a fire exit and bin store.

The first floor is primarily in office use however some parts have been let and linked into both restaurant units. The entrance to the offices is on Johnsons Place.

The site measures approx. 0.06 Ha (0.148 Acres) and benefits from approx. 18.5 metres of frontage onto Johnson's Place and 28 metres of frontage along Clarendon Market.











## Zoning

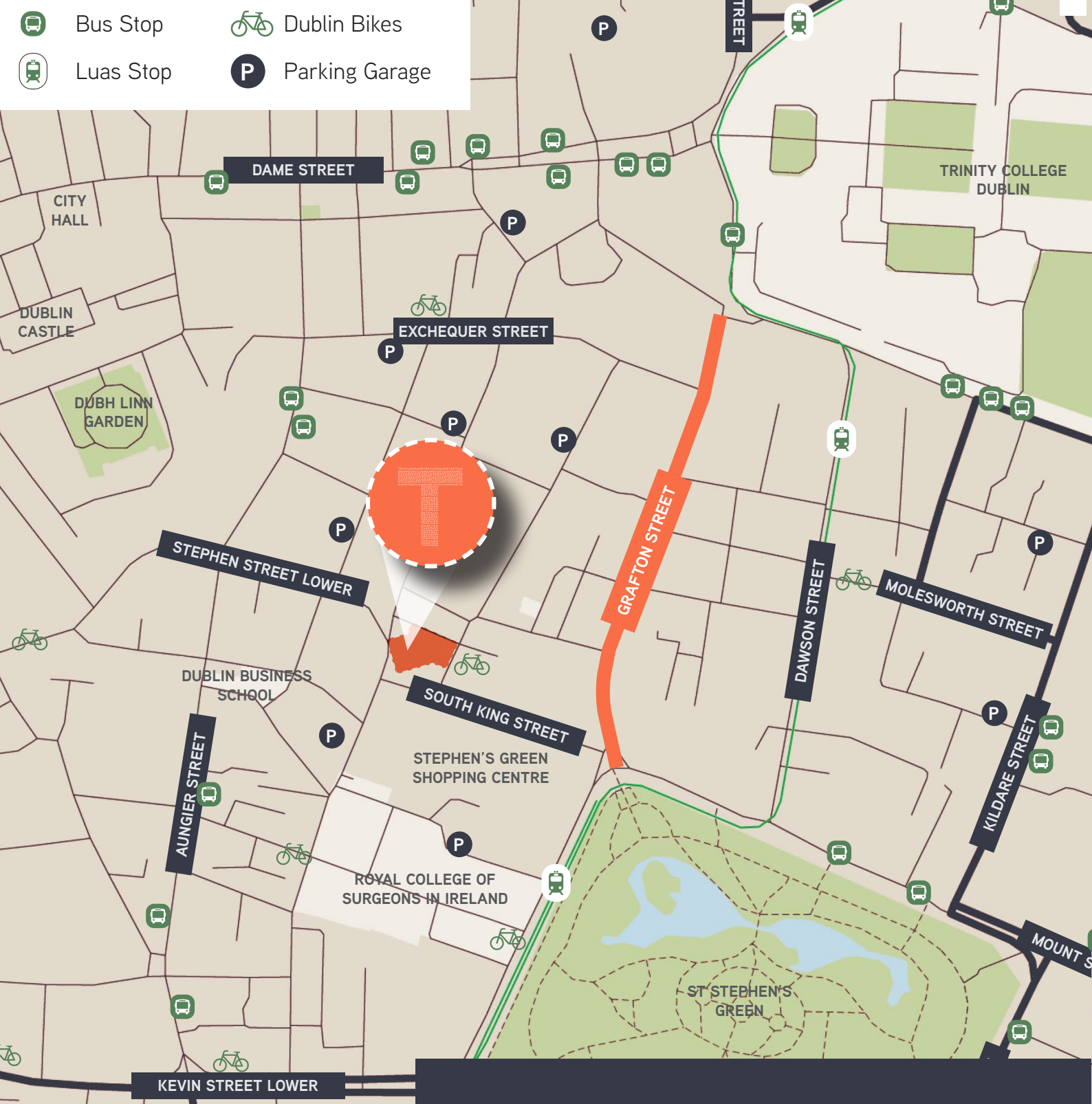
The property is zoned Z5 "To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design, character and dignity".

## Development Opportunity

This sale offers the imaginative purchaser a unique opportunity to acquire a prime city centre site which has clear and obvious development potential. With much of the building being vacant and with the timing of expiration of certain leases it affords time to plan and in the meantime generate a strong income stream.



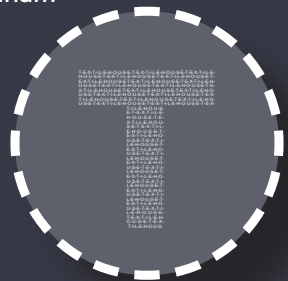
-  Bus Stop
-  Dublin Bikes
-  Luas Stop
-  Parking Garage



This landmark building occupies an enviable city centre position beside Dublin's premier shopping district and within Dublin's thriving F & B quarter along adjacent streets, South William, Clarendon, Georges, Fade and Drury.

This is home to a wide selection of quality bars, restaurants and eateries catering for all tastes and is popular with both tourists and the fun loving Irish. The opening of the nearby Marlin Hotel, Premier Inn and the refurb of Grafton Hotel also add to the overall footfall and vibrancy.

The recently completed Chatham & King development and the Euro HQ currently under construction on Chatham Street further demonstrates the institutional strength/ demand for this location.



# ACCOMMODATION

Ground Floor



First Floor



*For illustrative purposes only*

## Rental / Tenancy Schedule

Floor	Tenant	Area Sq m	Area sq ft	Lease Term	Rent € pax	ERV € pax	Break / Rent Reviews
Unit 1	Vacant	129.05 (GF)	1,389 (GF)	n/a	-	€76,500	-
Unit 2	Vacant	33.97 (GF)	366 (GF)	n/a	-	€29,250	-
Unit 3	Vacant	83.31 (GF) 179.44 (B)	897 (GF) 1,931 (B)	n/a	-	€64,000	-
Units 4 & 5	Pablo Picante (Clarendon) Ltd	84.1 (GF) 47.7 (FF)	905 (GF) 513 (FF)	15 years from 1 <sup>st</sup> October 2017; 5 year rent reviews	€70,000	€100,000	Rent review due Oct 2022
Unit 6	Width of a Circle Ltd	109.75 (GF) 93.21 (FF) 17.10 (B)	1,181 (GF) 1,003 (FF) 184 (B)	15 years from 3 <sup>rd</sup> May 2016; 5 year rent reviews	€60,000	€145,000	Rent review outstanding
Unit 11	Scandik Property Services Ltd	80.4 (FF)	865 (FF)	10 years from 15 <sup>th</sup> Sept 2017; 5 year rent reviews	€24,000	€30,250	Rent review due Sept 2022. Tenant break anytime with six months' notice
Unit 12	Mercer Apartment Management Ltd (RCSI)	120.7 (FF)	1,299 (FF)	20 years from 28 <sup>th</sup> Nov 2000; 5 year rent review	€38,100	€45,500	Lease expired Nov 2020. Tenant Overholding.
Unit 13	Vacant	74.08 (FF)	797 (FF)	n/a	-	€20,500	-
<b>Total</b>		<b>1,052.81</b>	<b>11,330</b>		<b>€192,100</b>	<b>€511,000</b>	



**31.40**  
Sq metres  
Outside Yard



**18.30**  
Metres frontage  
to Johnson's Place



**27.84**  
Metres frontage  
to Clarendon Market

**BER:****BER C1 E2**

All BER certificates and advisory reports are available in the dataroom

**TITLE:**

Freehold

**RATES:**

Full details of the local authority rates are available in the Dataroom

**VAT:**

We understand that there will be no VAT on the purchase price

**FLOOR AREAS:**

Intending purchasers are advised to verify all details including floor areas.

**PRICE:**

We are seeking offers in excess of €6,500,000.

**VIEWING:**

Strictly and only by prior appointment with the Sole Selling Agents

**FURTHER INFORMATION:**

See website or contact sole selling agents

**DATA ROOM:**

Further and comprehensive information is available on our data room

[https://estatecreate.com/Textile\\_House](https://estatecreate.com/Textile_House)

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