



Applegreen, Clonsilla, Dublin 15

For Sale by Private Treaty (Tenant not affected)



Executive Summary



Modern high profile filling station with a shop that extends to 135 sq m (1,454 sq ft)



Site area of approx. 0.21 hectares (0.5 acres)



Located in close proximity to both the busy N3 / Navan Road and the M50



Let to Petrogas Group Limited, wholly owned subsidiary of Applegreen plc producing a total passing rent of €277,319 per annum



Current unexpired lease term of approx 13.97 years



Strong tenant covenant with a Dun and Bradstreet Rating of 5A 1



Lease provides for higher of open market or CPI linked rental uplifts in January 2025 and January 2030

Location

Applegreen, Clonsilla occupies a prominent pitch on the Clonsilla Road in close proximity to the busy Ongar Distributor Road and Clonsilla Train Station. Clonsilla is an established residential suburb in west Dublin located approximately 13km from Dublin City Centre, with the immediate micro-location being the focus of a number of high profile residential developments.

The property is also in close proximity to numerous employment and economic hubs including Blanchardstown Shopping Centre, Luttrellstown Castle Resort and Coolmine Industrial Estate. The local electoral area boasts a population of 59,747 people as per the 2016 census and total housing stock of 17,973 units representing an increase of 2% from 2011.



Accommodation Schedule

Retail Shop	Floor	Area (Sq M)	Area (Sq Ft)
Total	Ground	135	1,454

(All parties are specifically advised to satisfy themselves as to the accuracy of the area schedule provided)



Property Overview

The property comprises a modern petrol filling station and accompanying facilities on a site area of approximately 0.21 hectares (0.5 acres) with a retail building extending to a Gross Internal Area of approximately 135 sq m (1,454 sq ft) together with a forecourt and canopy, four double-sided petrol pump terminals and car wash facilities.

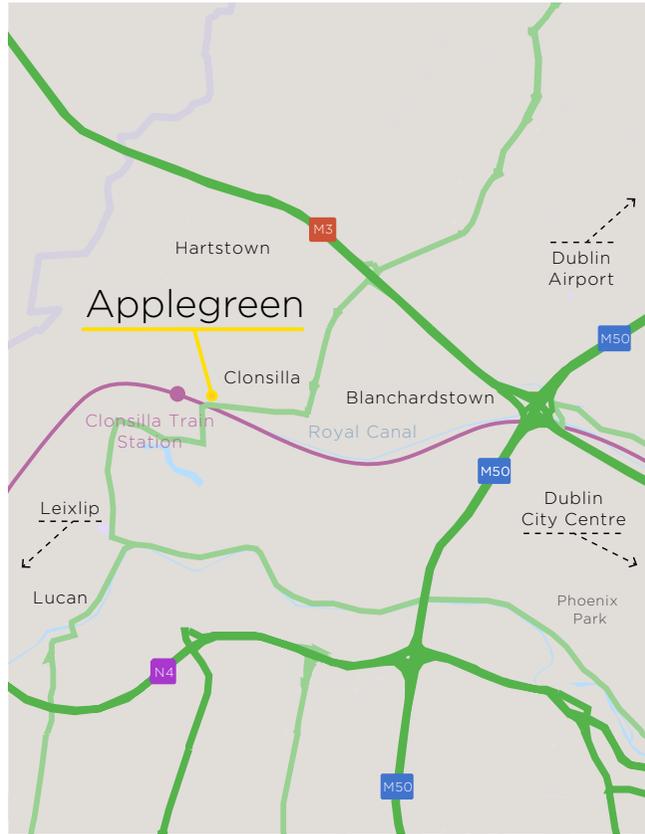
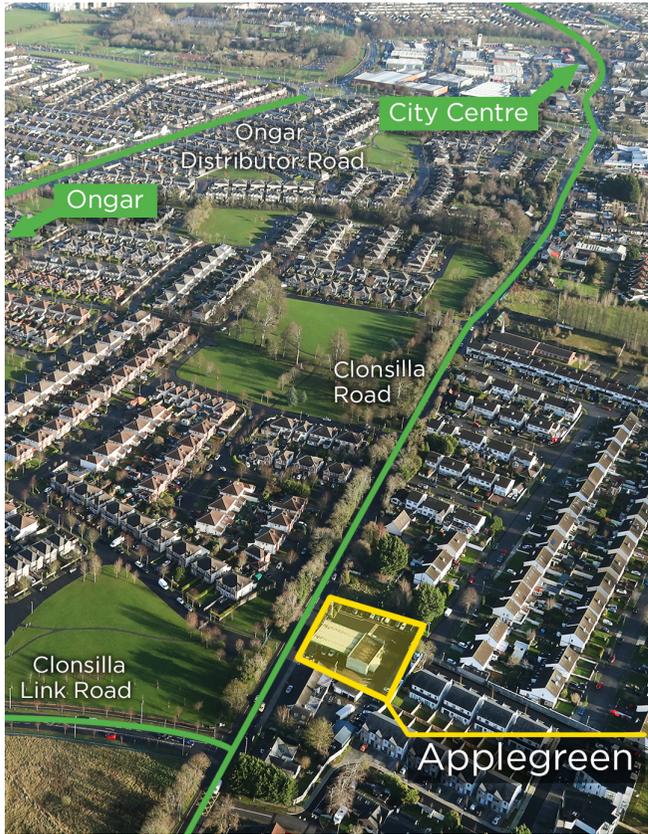
The retail building provides a general shop area, subway delicatessen counter and staff areas to the rear, as well as providing customer car parking and services area. The property is fitted out to a high standard by the tenant including tiled flooring, spot lights and air conditioning.

Projected Minimum Rent Schedule

The table below assumes CPI linked uplifts only, open market rent may be higher

Date	Gross Rent Per Annum
Present - Jan 2025	€277,319
Jan 2025 - Jan 2030	€298,752
Jan 2030 - Jan 2035	€321,840

(Assumed annual CPI inflation of 1.5%. All parties are specifically advised to satisfy themselves as to the accuracy of the above schedule)



Further Information

Title
Freehold

BER
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Guide Price
€3,500,000

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Tenancy

The property is currently producing a total passing rent of €277,042 per annum with approximately 14 years to expiry.

Tenant	Demise	Term (Years)	Commencement Date	Expiry Date	Repair Clause	Next Review	Annual Rent
Petrogas Group Limited	Applegreen, Clonsilla, Dublin 15	25	1 January 2010	31 December 2034	FRI	1 January 2025*	€251,769
Petrogas Group Limited	Site adjacent to Applegreen, Clonsilla	23.4	13 August 2012	31 December 2035	FRI	31 December 2025	€25,550

Please note that assumed CPI linked growth of 2.2% for the period of Jan 2016 - Dec 2020 has been applied to the above rent for the Site Adjacent. Parties are specifically advised to satisfy themselves as to the accuracy of same.

*Upward Only Rent Review