

12-13 Cornmarket & 7-11 Saint Augustine St.

DUBLIN 8

For Sale By Private Treaty (Tenants not affected)



LOCATION

The Thomas Street district is a highly accessible city centre location which has undergone a rejuvenation with a host of new hotel and student accommodation developments. The area is also a strong tourist destination with popular attractions including Christchurch Cathedral and the Guinness Store House.

DESCRIPTION

The building occupies a landmark location at the junction of Thomas Street and St. Augustine Street and provides for an extensive retail showroom with ancillary basement and upper floor with return profile onto St. Augustine Street.

TENANCIES

The ground and first floor is leased to Cove & Co. x MRCB for a term of 35 years from 1st November 1989, subject to a passing rent of €81,977 exclusive.

The second floor is leased to Antonia Scanu for a term of 10 years from 1st January 2020, subject to a passing rent of €25,000 per annum exclusive.

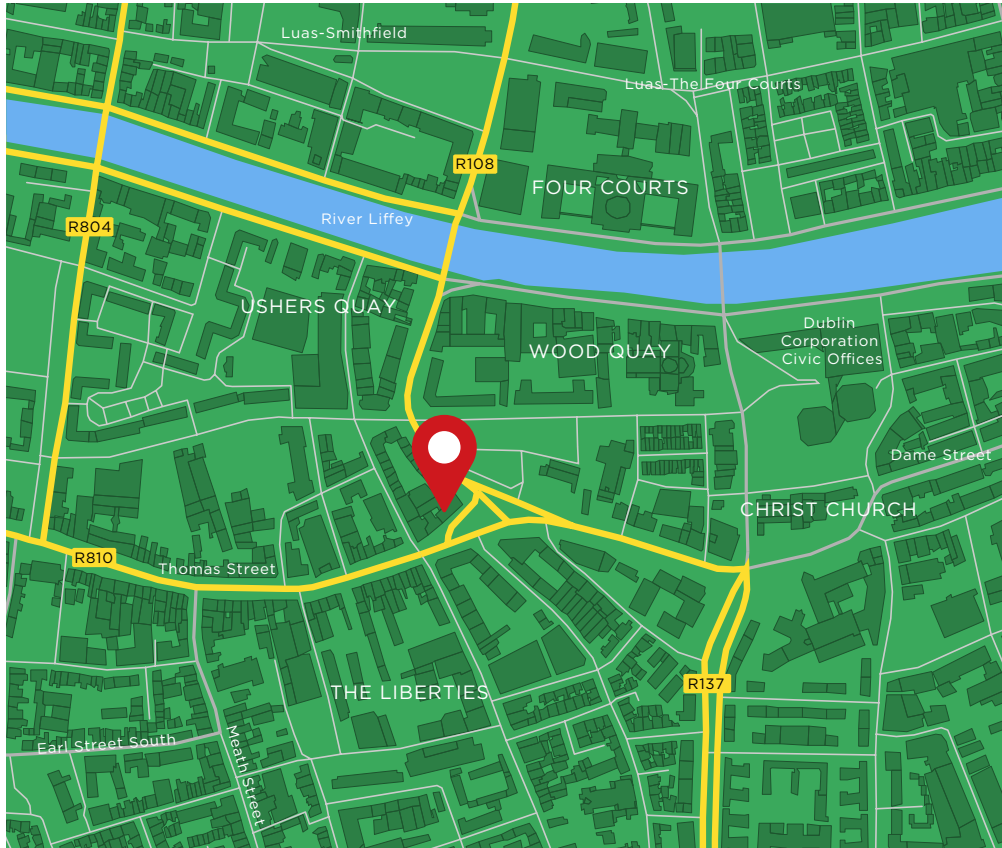
The advertising billboard on Bridge Street is leased to JC Decaux for a term of 5 years from the 15th September 2021, subject to a passing rent of €10,000 per annum exclusive.



Accommodation schedule:

OCCUPIER	SQ M	SQ FT
MRCB	19,334	1,796
Antonia Scanu	4,303	340
Total	23,637	2,136





GUIDE PRICE

€1,200,000

TITLE

Freehold

VIEWING

Strictly by prior and accompanied appointment

BER

BER EXEMPT

CONTACT

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