

22 ELY PLACE DUBLIN 2



CITY CENTRE RETAIL AND OFFICE INVESTMENT OPPORTUNITY

FOR SALE BY PRIVATE TREATY

(TENANTS NOT AFFECTED)



INVESTMENT SUMMARY

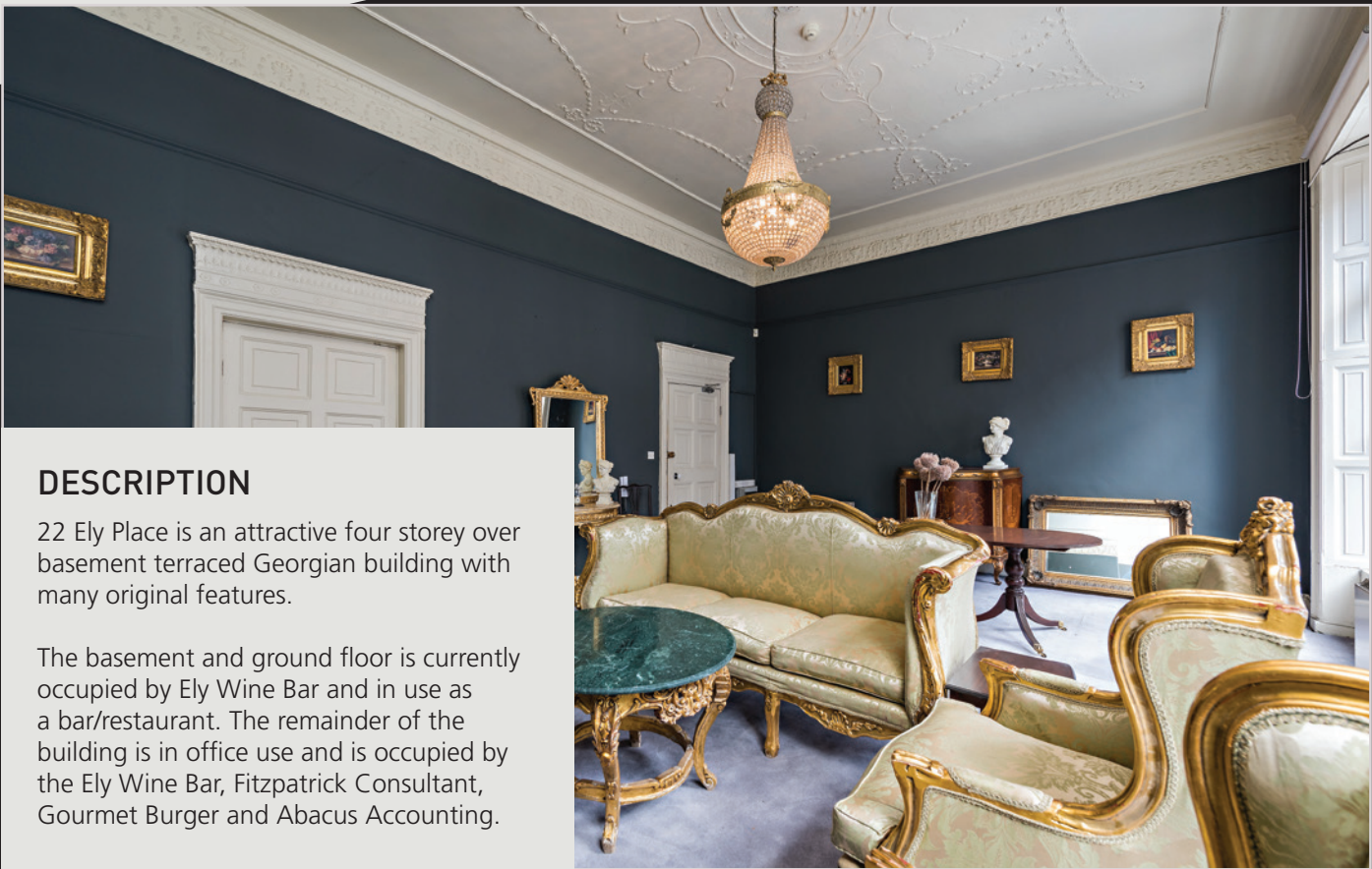
- Mixed use four storey over basement Georgian property extending to approx. 350 sq m (3,765 sq ft)
- Located in the heart of Dublin city centre, 200m from St. Stephen's Green
- Fully let investment opportunity with strong tenant line up
- Tenants include Ely Wine Bar, Fitzpatrick Consultant, Gourmet Burger and Abacus Accounting
- Annual rent roll of €127,000 with a weighted average unexpired lease term of c. 5.2 years
- Established Ely Wine Bar accounts for approximately 65% of the overall rent roll
- Tenants not affected

LOCATION

Ely Place is situated in the heart of Dublin's city centre, one of the most highly sought after locations in Dublin. The property is within a few minutes walk of Grafton Street, Dublin's prime retail thoroughfare, St. Stephen's Green, an iconic recreational park, as well as many other amenities such as hotels, fine dining restaurants and traditional pubs.

The immediate vicinity is well served by public transport with St. Stephen's Green Luas stop, numerous Dublin Bus routes and Dublin Bikes, all within 600m of Ely Place. Pearse Street Dart station is also located within 1km of the subject property giving direct access to the north and south of the city. The area also benefits from a number of public car parks allowing adequate access by car.

No. 22 is surrounded by high profile occupiers including The Shelbourne Hotel, The National Concert Hall, The Merrion Hotel, Government Buildings and Leinster House, all located in the middle of the central Business District, making Ely Place a highly attractive location for restaurant and office occupiers.



DESCRIPTION

22 Ely Place is an attractive four storey over basement terraced Georgian building with many original features.

The basement and ground floor is currently occupied by Ely Wine Bar and in use as a bar/restaurant. The remainder of the building is in office use and is occupied by the Ely Wine Bar, Fitzpatrick Consultant, Gourmet Burger and Abacus Accounting.

TENANCY AND ACCOMMODATION SCHEDULE

Demise	Tenant Name	NIA sq ft	Lease Start	Term	Lease Expiry	Contracted Rent p.a.
Basement& Ground Floor	Ely Wine Bar	1,685	27/08/1999	25 years	26/08/2024	€72,000
First Floor	Ely Wine Bar	337	01/09/2015	2 years	31/08/2017	€10,000
First Floor	Fitzpatrick Consultant's	383	04/04/2016	2 years	03/04/2018	€10,000
Second Floor	Gourmet Burger Kitchen	644	01/03/2017	4 years & 9 months	29/11/2021	€17,000
Third Floor	Abacus Accounting	716	01/01/2017	4 years & 9 months	30/09/2021	€18,000
TOTAL		3,765				€127,000

All interested parties are specifically advised to verify floor areas and undertake their own due diligence in this regard.





CONTACTS & FURTHER INFORMATION



TITLE

Freehold



VIEWINGS

All viewings are strictly by appointment through the sole selling agent



PRICE

In excess of €1.8 million



BER RATING

Exempt

SELLING AGENT

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