

FOR SALE BY PRIVATE TREATY

# 17-19 WEXFORD STREET, DUBLIN 2

TENANTS NOT AFFECTED



## INVESTMENT HIGHLIGHTS

- 100% occupancy
- Eddie Rockets
- WAULT – 7.37 To Break – 13.87 To Expiry
- 10 Apartments
- Wowburger
- Total Passing Rent of €402,544 per annum

## LOCATION

17-19 Wexford Street is prominently located in one of Dublin's most vibrant and lively destinations. Wexford Street located north of Camden Street links Rathmines with the southern city centre and is located approximately 5 minutes' walk from St Stephen's Green and 9 minutes' walk from Grafton Street.

The property is surrounded by all the city's amenities including a choice of bars, cafés, and restaurants. Neighbouring businesses include the Whelan's, BoBos Burgers, Opium, Zakura and The Jar to name but a few.

TRANSPORT	LOCATION	WALK Mins.
	LUAS Green Line St Stephen's Green	7
	LUAS Red Line Jervis Street	18
	DART Pearse Street	25
	Dublin Bus Camden Street	1
	Dublin Bikes Grantham Street	4

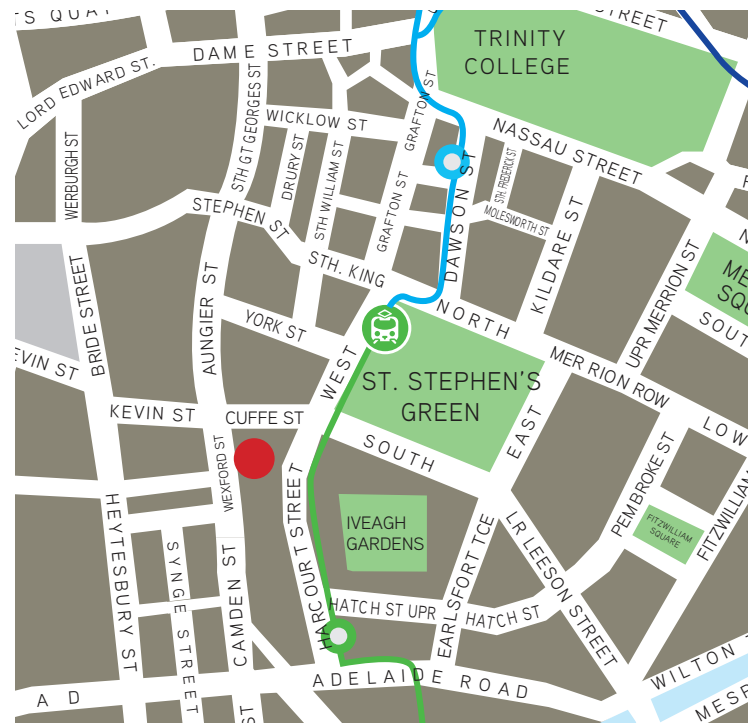
## DESCRIPTION

17-19 Wexford comprises a four storey established mixed use investment opportunity. The ground floor is occupied by two of Ireland's leading fast food restaurant chains Eddie Rockets and Wowburger. Both units are fully self-contained and are occupied on long term FRI leases.

The first, second and third floor comprise ten fully let apartments all presenting in very good condition.

## SIGNAGE OPPORTUNITY

Historically there was signage on the gable wall above Eddie Rockets facing up Camden Street. The vendor has been approached by a number of companies to instal a digital signboard. This could result in additional income for interested parties subject to Planning Permission.



## ACCOMMODATION

FLOOR	GIA SQ.M.	GIA SQ.FT.
Wowburger	278	2,992
Eddie Rockets	292	3,143
Apartment Block	556	5,985
<b>TOTAL</b>	<b>1,126</b>	<b>12,120</b>

Interested parties should satisfy themselves to the accuracy of the above measurements.

## OCCUPIERS

TENANT NAME	RENT	PERCENTAGE
Eddie Rockets	€110,000	27%
Wowburger	€110,000	27%
10 Apartments	€182,544	46%
<b>TOTAL</b>	<b>€402,544</b>	<b>100%</b>

## EDDIE ROCKETS

Eddie Rockets (Ireland) Limited occupies 19/19A Wexford Street on a 35 year lease from the 1st March 1998. Eddie Rockets is a 1950s American style diner with 24 locations in Dublin and a further 17 locations throughout Ireland.

## WOWBURGER

Svetic Limited t/a Wowburger occupies 17/18 Wexford Street on a 20 year lease from the October 2022. There is a tenant only break option on the expiry of year 7, subject to 6 months written notice. Wowburger opened their first location in 2017 and have expanded to 12 locations in Ireland and one location in England.

## 10 APARTMENTS

The ten apartments are all fully let on annual rolling lease agreements.

## TENANCY INFORMATION

Address	Tenant	Lease Commencement	Lease Expiry	Break Option	Lease Term (Expiry)	Term Certain	Latest Rent Review	Next Rent Review	Rent p.a.
17/18 Wexford Street	Svetic Limited trading as Wowburger	01/10/2022	30/09/2042	01/10/2029	18.66	5.66	-	01/10/2027	€ 110,000
19/19A Wexford Street	Eddie Rockets (Ireland) Limited	01/03/1998	28/02/2033	-	9.08	9.08	01/03/2023	01/03/2028	€ 110,000
Apartment 1	Private Individual	25/11/2011	-	-	-	-	29/05/2023	29/05/2024	€ 11,124
Apartment 2	Private Individual	17/08/2020	-	-	-	-	29/05/2023	29/05/2024	€ 20,688
Apartment 3	Private Individual	11/12/2020	-	-	-	-	25/10/2023	25/10/2024	€ 19,104
Apartment 4	Private Individual	01/09/2023	-	-	-	-	-	-	€ 17,124
Apartment 5	Private Individual	21/03/2023	-	-	-	-	-	-	€ 21,600
Apartment 6	Private Individual	19/09/2018	-	-	-	-	26/08/2023	26/08/2024	€ 20,196
Apartment 7	Private Individual	01/09/2022	-	-	-	-	-	-	€ 20,400
Apartment 8	Private Individual	01/01/2024	-	-	-	-	-	-	€ 14,400
Apartment 9	Private Individual	23/04/2014	-	-	-	-	26/08/2023	26/08/2024	€ 13,140
Apartment 10	Private Individual	01/01/2017	-	-	-	-	25/10/2023	25/10/2024	€ 24,768
Total									€ 402,544



# FLOOR PLANS



## GUIDE PRICE

€4,950,000

## BER

BER D1 G

## TITLE

We understand the property is held under a combination of freehold and long leasehold.

## DATA ROOM

Access to the data room is available upon request.

## VAT

TBC

## VIEWING

Strictly by apportionment with sole selling agent, DNG Commercial.

## CONTACT

**DNG**  
COMMERCIAL

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## SOLICITOR

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