

No. 6 Grafton Street

Dublin 2

High Profile Retail Investment

Tenants not Affected

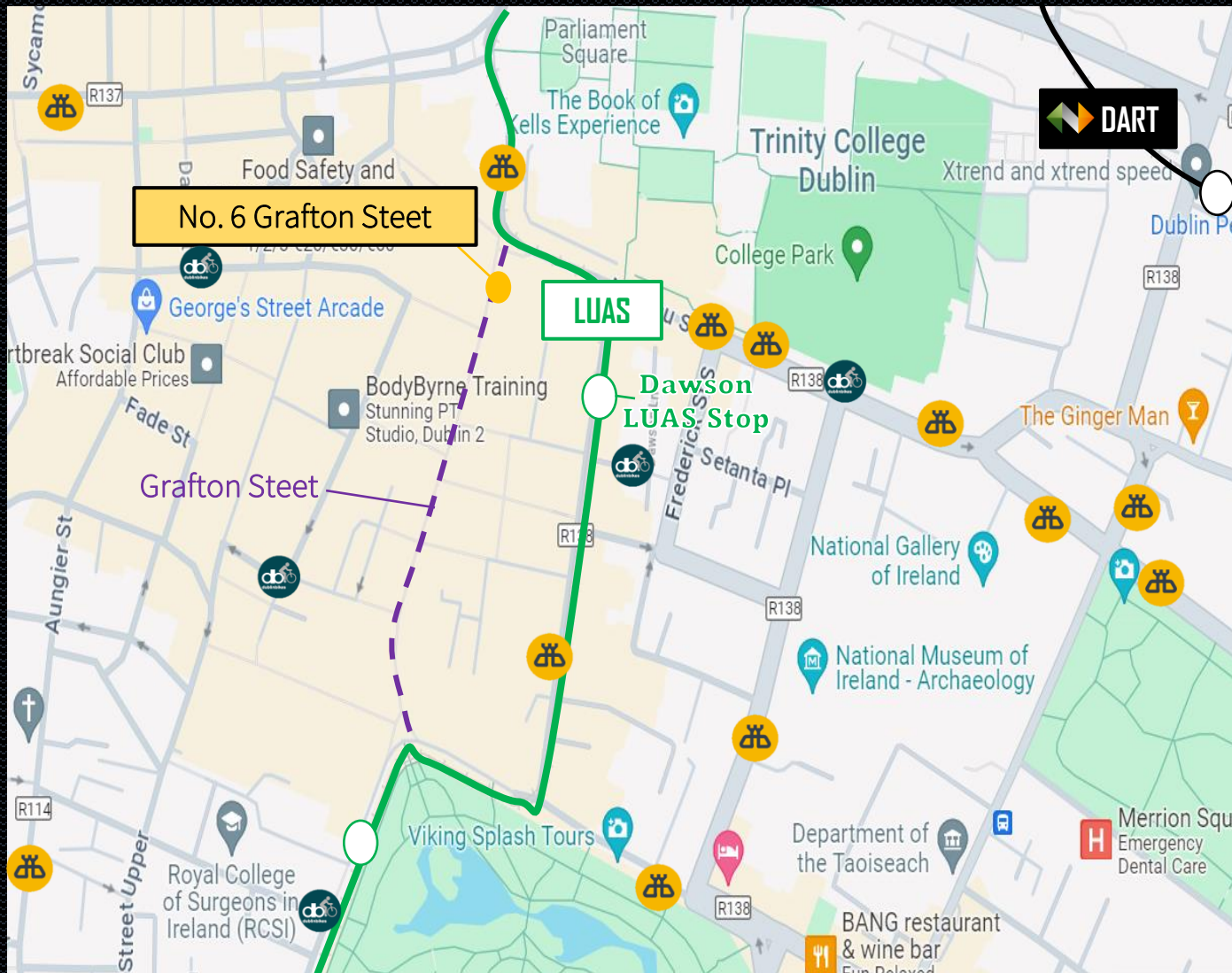


Executive Summary

- Prime retail investment situated in the heart of Dublin's premier shopping district.
- The building extends to approximately 2,606 sq. ft. (242 sq. m) over four storeys and basement.
- Fully let to Bus Stop Newsagents and Central Internet Café / Tanning Salon (*Tenants not Affected*).
- Over 5+ meters of frontage onto Grafton Street.
- Long standing tenant profile, with main tenant in occupation since 1985.
- Total passing rent of €140,000 per annum offering immediate asset management opportunities.
- Opportunity to acquire a prime city centre retail investment with substantial reversionary potential.
- BER C3.
- Seeking offers in excess of €3 million (subject to contract).



Location



Grafton Street stands as the centre of Dublin's prestigious retail scene, commanding a highly coveted position that attracts businesses and visitors alike. It boasts an extensive and lively collection of high-end shops, boutiques, restaurants, pubs, and hotels, creating an ambience that is both vibrant and enticing. Grafton Street connects St. Stephen's Green through to Trinity College and College Green attracting large footfall with an annual footfall of approximately 22 million people.

The area is very well served by public transport with the LUAS Green Line providing access from the south of the city connecting with the LUAS Red Line providing access from the north and west.





Description

6 Grafton Street comprises a high profile four storey over basement mid-terraced building extending to approximately 2,606 sq. ft. (242 sq. m.) NIA with over 5+ meters of total frontage on to Grafton Street.

The property retains its decorative timber framed windows to the front façade and provides a mixture of retail and ancillary uses. The ground and basement levels are occupied by Greggs Ltd trading as Bus Stop Newsagents and the upper floors are fully let as a tanning salon and internet café to Reetont Ltd.

The property also has direct access to Grafton Street with additional access via the laneway known as Adam Court. The upper floors have separate self-contained access directly off Grafton Street.



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METHOD OF SALE

For sale by Private Treaty

TITLE

We understand the property is held under Freehold title

VIEWINGS

All viewings are strictly through sole selling agent JLL

BER



Styne House
Upper Hatch Street
Dublin 2

JLL PSP License Number: 002273

CONTACTS

SANDRA WALSH

Associate
Sandra.Walsh@jll.com
+353 87 372 2257

ADAM FLEMING

Surveyor
Adam.Fleming@jll.com
+353 86 056 2102

MAX REILLY

Senior Director
Max.Reilly@jll.com
+353 86 298 7788

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