

FOR SALE BY PRIVATE TREATY (TENANTS NOT AFFECTED)

110 - 113 CAPEL STREET, DUBLIN 1



RETAIL INVESTMENT OPPORTUNITY

- Four retail units circa 181.22 sq.m
- 2 Car spaces included
- Current secure income of €44,068 pa + VAT
- Prime retail location adjacent to the LUAS red line
- Own door retail units, easily managed
- The units are capable of being merged in the future



LETTING AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2

 **KELLY WALSH**
property advisors & agents

01.664.5500

www.kellywalsh.ie



LOCATION

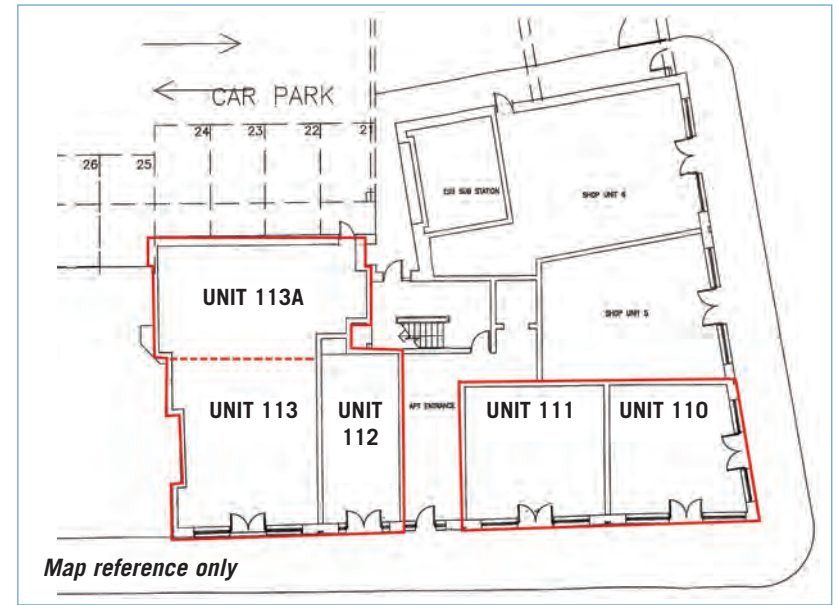
The properties are located on the ground floor level on the western side of Capel Street on the north side of Dublin's City Centre. The subject properties are located at the junction of Capel Street and Little Britain Street. The immediate area is mainly in retail and commercial use.

The area is well serviced by public transport with the benefit of the Red Luas line closeby which links Tallaght with the IFSC. Dublin's main shopping thoroughfares are all within walking distance including Henry Street, O'Connell Street and Jervis Street.

DESCRIPTION

The properties comprise of four ground floor retail units. Three of the units enjoy frontage onto Capel Street and one unit has dual frontage onto Capel Street and Little Britain Street.

They are modern retail units with apartments overhead. All units have their own door and could easily be merged into two larger units in the future. The units are currently let to retail occupiers. The location of the units is on a busy section of Capel Street and a very rentable location. There are two parking spaces to the rear of the units.



SCHEDULE OF ACCOMMODATION

PROPERTY	SQ.M	CURRENT (NET) RENT PA	TENANT
Unit 110	33.6	€11,740	Adore Salon Hair and Beauty
Unit 111	34.8	€12,000	Locks.ie
Unit 112	27.55	€10,101	Ahlam Hair and Beauty
Unit 113	39.38	€9,227	Swan Spa Centre
Unit 113A	45.89	€1,000	The Capel Street Market
TOTAL	181.22	€44,068	

Purchasers are specifically advised to verify the floor areas and undertake their own due diligence in this regard.



Unit 110

UNIT 110

TENANT	Adore Salon Hair and Beauty
FLOOR AREA	33.60 sq.m
ANNUAL RENT	€11,740 + VAT - payable annually
LEASE COMMENCEMENT	1 st June 2013
LEASE TERM	4 Years 9 Months
BREAK OPTION	After year 1 (3 months notice required)
EXPIRY	31 st March 2018



Unit 111

UNIT 111

TENANT	Locks.ie
FLOOR AREA	34.8 sq.m
ANNUAL RENT	€12,000 + VAT - payable annually
LEASE COMMENCEMENT	1 st May 2003
LEASE TERM	25 Years
BREAK OPTION	N/A
EXPIRY	30 th April 2028



Unit 112

UNIT 112

TENANT	Ahlam Hair and Beauty
FLOOR AREA	27.55 sq.m
ANNUAL RENT	€10,101 + VAT - payable annually
LEASE COMMENCEMENT	7 th Jan 2013
LEASE TERM	5 Years
BREAK OPTION	After year 1 (3 months notice required)
EXPIRY	6 th January 2018



Unit 113

UNIT 113

TENANT	Swan Spa Centre
FLOOR AREA	39.38 sq.m
ANNUAL RENT	€9,226 + VAT - payable annually
LEASE COMMENCEMENT	1 st May 2013
LEASE TERM	2 Years 10 Months
BREAK OPTION	N/A
EXPIRY	29 th February 2016



Unit 113A

UNIT 113A

TENANT	The Capel Street Market
FLOOR AREA	45.89 sq.m
ANNUAL RENT	€1,000 + VAT - payable annually
LEASE COMMENCEMENT	28 th Feb 2009
LEASE TERM	9 Years 9 Months
BREAK OPTION	N/A
EXPIRY	28 th November 2018

SCHEDULE OF TENANCIES

BER DETAILS

Certificates available upon request.

SPECIFICATION

A detailed schedule of the building specifications and floor plans are available upon request.

PRICE

On application.

VIEWINGS

Strictly by prior appointment.

CONTACT

For more information or to inspect the property please contact **Sally Bailey** at Kelly Walsh Property Advisors & Agents. E-mail: sally@kellywalsh.ie

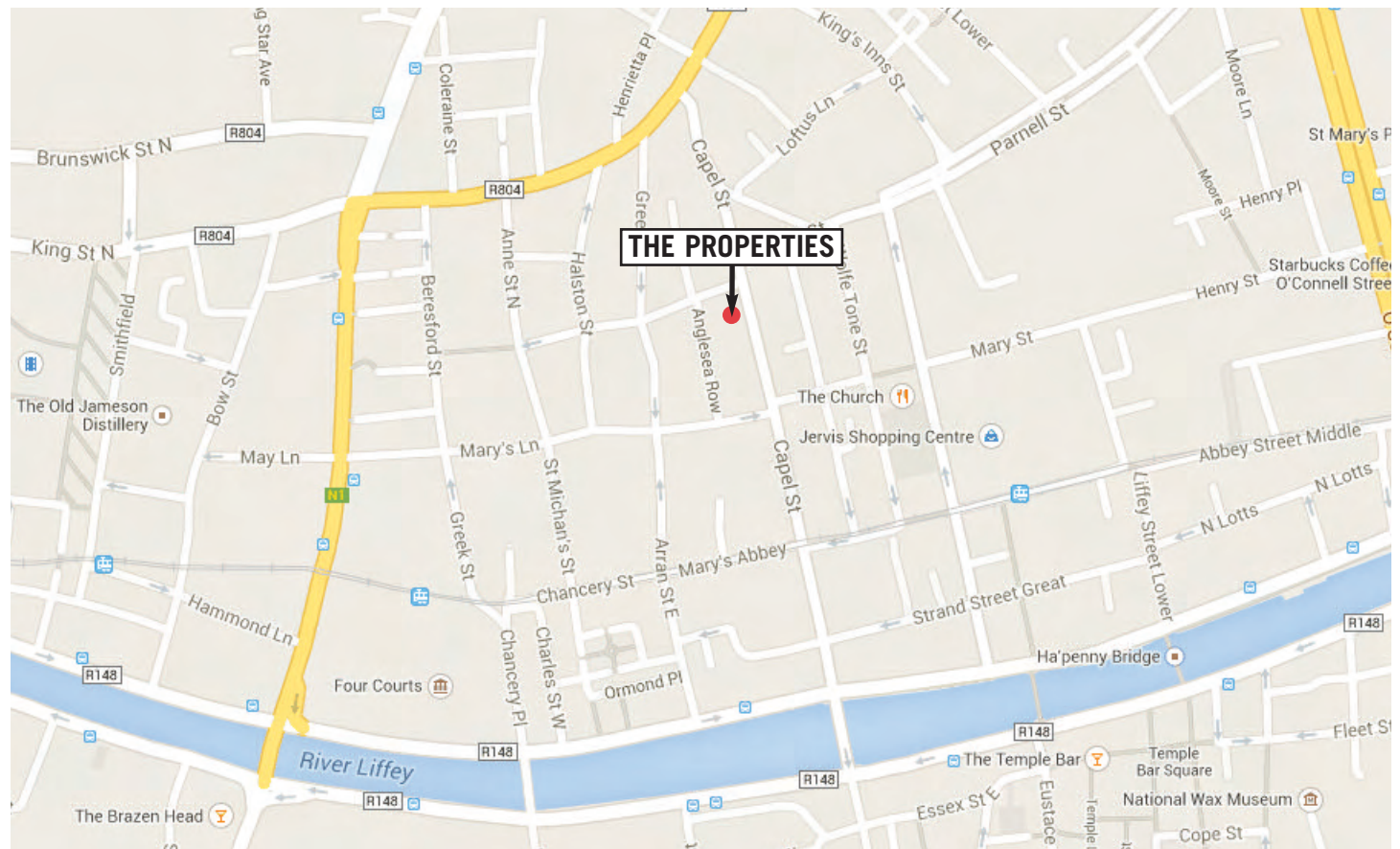
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