

# FOR SALE BY PRIVATE TREATY

## RETAIL INVESTMENT PORTFOLIO (AVAILABLE IN LOTS)



### LOT 1

- 91 Ranelagh Village, Dublin 6
- 93 Ranelagh Village, Dublin 6
- 95 Ranelagh Village, Dublin 6

### LOT 2

- 108 South Circular Road, Dublin 2
- Unit 2, Harcourt Green, Charlemont Street, Dublin 8
- 2A Whitehall Road West, Dublin 12
- Unit 6, Laurel Lodge Shopping Centre, Castleknock, Dublin 15



### LOT 3

The Entire

**Lot 1 Rent** €133,400 pa + VAT

**Lot 2 Rent** €105,400 pa + VAT

**TENANTS NOT AFFECTED**

 **KELLY WALSH**  
property advisors & agents

SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2

01.664.5500

[www.kellywalsh.ie](http://www.kellywalsh.ie)

## LOT 1 – 91, 93 AND 95 RANELAGH VILLAGE

- THREE RETAIL UNITS CIRCA 564.45 SQ.M.
- FULLY LET (100% OCCUPIED)
- CURRENT SECURE INCOME OF €133,400 PA + VAT
- PRIME RETAIL LOCATION CLOSE TO THE LUAS GREEN LINE
- OWN DOOR RETAIL UNITS, EASILY MANAGED
- TENANT PROFILE INCLUDES RESTAURANT, LAUNDERETTE AND HARDWARE STORE
- AVERAGE 15 YEAR LEASE TERM UNEXPIRED
- POSSIBILITY OF MERGING THE UNITS SUBJECT TO PLANNING PERMISSION



Location Map Reference Only

## LOCATION

The properties are located on the west side of Ranelagh Road, in the heart of Ranelagh Village. Ranelagh is an established and highly sought after commercial and residential address. The Village is a prime location with many retails including Tesco, Lidl and Super Valu. Ranelagh is well known of its many restaurants and boutique style shops.

The area is easily accessible to all parts of Dublin City and is well served by public transport. Ranelagh is served by numerous bus routes. The Ranelagh LUAS stop is a five minute walk from the subject properties. There are a number of period houses on both sides of Ranelagh Road, which are in both residential and commercial use.

## DESCRIPTION

The properties comprise three ground floor retail units with first floor offices overhead. All three units enjoy frontage onto Ranelagh Road.

The units are currently let to retail occupiers. All units have their own door and could easily be merged into larger units in the future.

The location of the units is on a busy section of Ranelagh and a very rentable location. Currently let to retail occupiers that include a launderette, a restaurant and a hardware store.



91, 93, 95 Ranelagh Village



## ACCOMMODATION SCHEDULE

PROPERTY	SQ M	CURRENT NET RENT PA	TENANT
91 Ranelagh Village	*201.98	€55,000	Expert Hardware
93 Ranelagh Village	197.54	€55,000	La Bodega
95 Ranelagh Village	164.93	€23,400	Ranelagh Launderette
<b>TOTAL</b>	<b>564.45</b>	<b>€133,400</b>	

*\*Estimated*



Ranelagh Village



Ranelagh Luas Station

## SCHEDULE OF TENANCIES

91 RANELAGH VILLAGE	
TENANT	Expert Hardware
FLOOR AREA	201.98 sq.m. *
ANNUAL RENT	€55,000
LEASE COMMENCEMENT	16 <sup>th</sup> March 2010
LEASE TERM	21 years
BREAK OPTION	N/A
EXPIRY	15 <sup>th</sup> March 2031

93 RANELAGH VILLAGE	
TENANT	La Bodega
FLOOR AREA	197.54 sq.m.
ANNUAL RENT	€55,000
LEASE COMMENCEMENT	10 <sup>th</sup> January 2011
LEASE TERM	10 years
BREAK OPTION	N/A
EXPIRY	9 <sup>th</sup> January 2021

95 RANELAGH VILLAGE	
TENANT	Ranelagh Launderette
FLOOR AREA	164.93 sq.m.
ANNUAL RENT	€23,400
LEASE COMMENCEMENT	1 <sup>st</sup> March 2014
LEASE TERM	20 years
BREAK OPTION	N/A
EXPIRY	28 <sup>th</sup> February 2034

## LOT 2: SOUTH DUBLIN & CASTLEKNOCK UNITS

- FOUR RETAIL UNITS CIRCA 493.52 SQ.M. (*CHARLEMONT STREET, SOUTH CIRCULAR ROAD, CRUMLIN, CASTLEKNOCK*)
- FULLY LET (100% OCCUPIED)
- CURRENT SECURE INCOME OF €105,400 PA + VAT
- AVERAGE 17 YEAR LEASE TERM UNEXPIRED
- CRUMLIN UNIT HAS A RESIDENTIAL APARTMENT OVERHEAD
- OWN DOOR RETAIL UNITS, EASILY MANAGED
- TENANT PROFILE INCLUDES LAUNDERETTES AND TAKE AWAY SHOP

## SCHEDULE OF ACCOMMODATION

PROPERTY	SQ M	CURRENT NET	
		RENT PA	TENANT
108 South Circular Road, Dublin 2	63.89	€8,000	Internet Launderette and Dry Cleaners
Unit 2 Harcourt Green, Charlemont Street, Dublin 8	96.5	€26,000	Harcourt Launderette and Dry Cleaners
2A Whitehall Road, Dublin 12	276.6	€50,400	Laundry Online
Unit 6, Laurel Lodge Shopping Centre, Castleknock, Dublin 15	56.53	€21,000	Borza
<b>TOTAL</b>	<b>493.52</b>	<b>€105,400</b>	



## SCHEDULE OF TENANCIES

108 SOUTH CIRCULAR ROAD	
TENANT	Internet Launderette
FLOOR AREA	63.89 sq.m.
ANNUAL RENT	€8,000
LEASE COMMENCEMENT	1 <sup>st</sup> March 2011
LEASE TERM	20 years
BREAK OPTION	N/A
EXPIRY	28 <sup>th</sup> February 2031

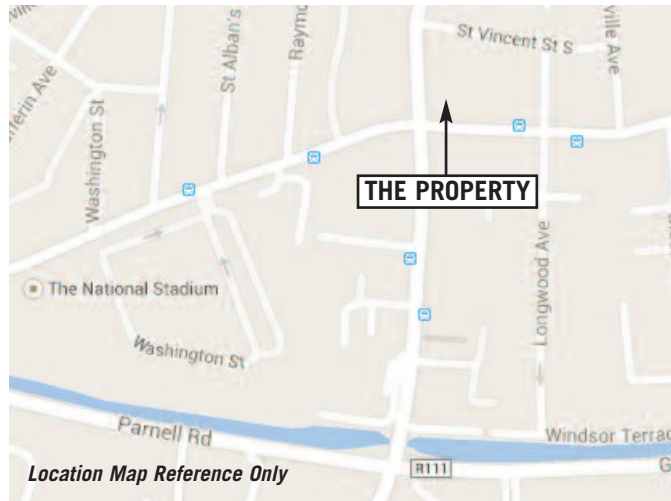
UNIT 2 HARCOURT GREEN, CHARLEMONT STREET	
TENANT	Charlemont Launderette
FLOOR AREA	96.5 sq.m.
ANNUAL RENT	€26,000
LEASE COMMENCEMENT	1 <sup>st</sup> March 2013
LEASE TERM	20 years
BREAK OPTION	N/A
EXPIRY	28 <sup>th</sup> February 2033

UNIT 2A WHITEHALL ROAD	
TENANT	Laundry Online
FLOOR AREA	276.6 sq.m.
ANNUAL RENT	€50,400
LEASE COMMENCEMENT	1 <sup>st</sup> June 2007
LEASE TERM	25 years
BREAK OPTION	N/A
EXPIRY	31 <sup>st</sup> May 2032

UNIT 6, LAUREL LODGE SHOPPING CENTRE	
TENANT	Borza Chip Shop
FLOOR AREA	56.53 sq.m.
ANNUAL RENT	€21,000
LEASE COMMENCEMENT	1 <sup>st</sup> November 2006
LEASE TERM	25 years
BREAK OPTION	N/A
EXPIRY	31 <sup>st</sup> October 2031



108 South Circular Road



Location Map Reference Only

## 108 SOUTH CIRCULAR ROAD, DUBLIN 2

### LOCATION

The property is located in a prominent position close to the junction of Leonards Corner. The location is well serviced by bus routes which travel from the south circular road throughout the city and surrounding areas.

### DESCRIPTION

Currently let to a launderette, the property comprises a mid terrace single storey retail unit. It is in good condition throughout. Neighbouring occupiers include a pharmacy and post office.



Unit 2 Harcourt Green, Charlemont Street, Dublin 8



Location Map Reference Only

## UNIT 2 HARCOURT GREEN, CHARLEMONT STREET, DUBLIN 8

### LOCATION

Located in a high profile position on Charlemont Street, the property is close to the junction with Ranelagh Road. The surrounding area provides a good mix of residential and commercial use. Charlemont Luas station is just a few minutes walk away.

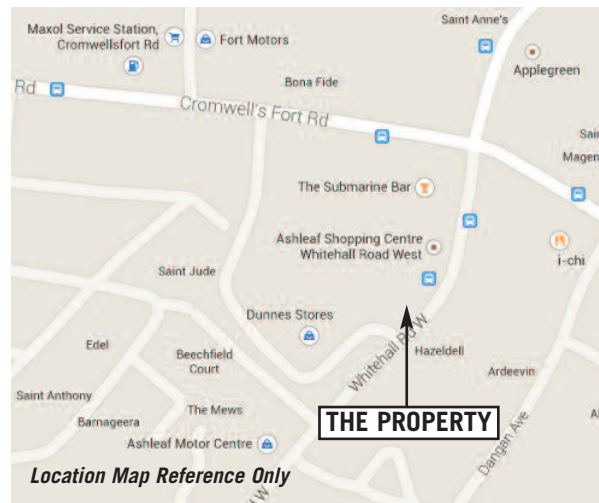
### DESCRIPTION

The property, which is double fronted, comprises a self contained ground floor retail unit. There is a small storage section and wc to the rear. The unit is currently let to a launderette and neighbours Centra.





Unit 2A Whitehall Road, Dublin 12



Location Map Reference Only

## UNIT 2A WHITEHALL ROAD, DUBLIN 12

### LOCATION

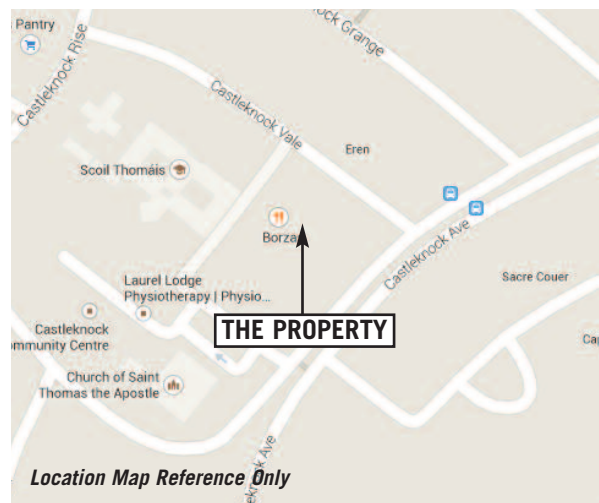
The property is well located in the residential suburb of Terenure, south of the City Centre. It is located close to the junction of Kimmage Road West and the surrounding area provides for a good mix of residential and commercial use. The Ashleaf Shopping Centre is very closeby.

### DESCRIPTION

The property comprises a ground floor mid terrace retail unit. There is a three bed apartment above the unit which has its own door access. There is parking to the front of the property.



Unit 6, Laurel Lodge Shopping Centre, Castleknock, Dublin 15



Location Map Reference Only

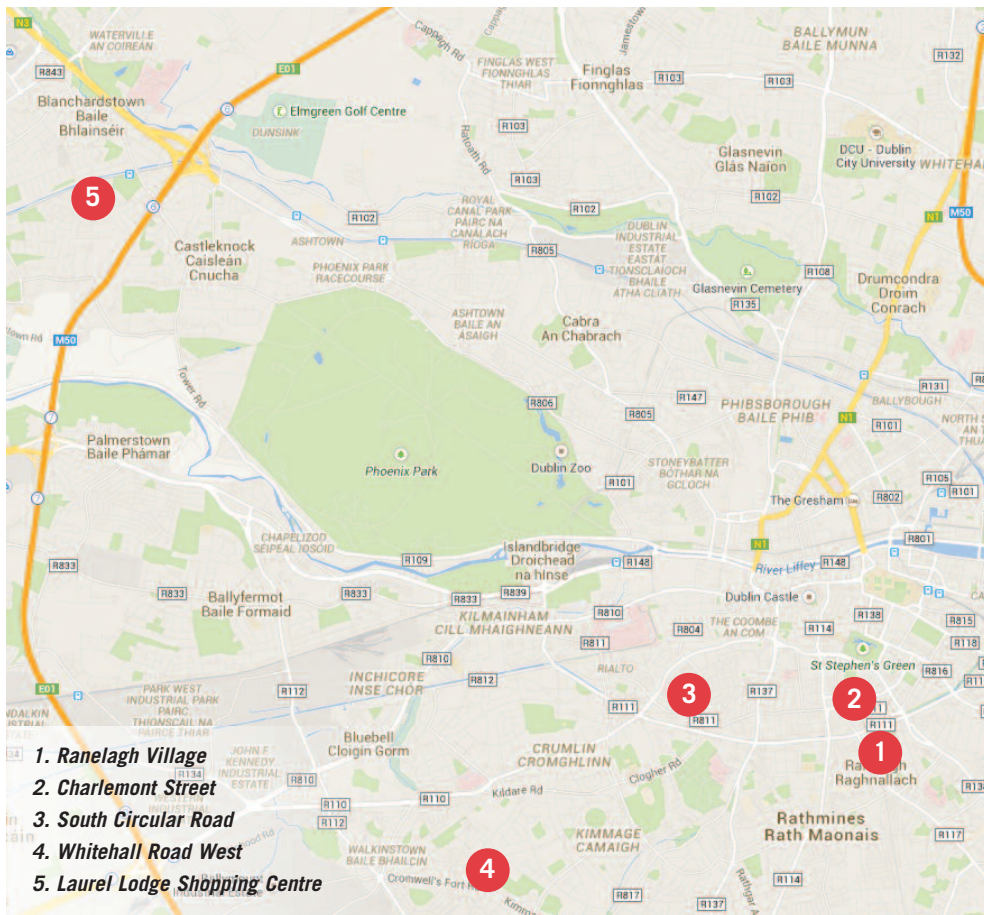
## UNIT 6, LAUREL LODGE SHOPPING CENTRE, CASTLEKNOCK, DUBLIN 15

### LOCATION

The unit is located within the Laurel Lodge Shopping Centre, off Park Lodge Road in Castleknock. The centre provides a variety of local needs and is located in an area surrounded by residential dwellings. The area is within easy access to all public transport links and the N3 and M50.

### DESCRIPTION

The property comprises a ground floor mid terrace retail unit within the retail parade known as Laurel Lodge shopping centre. Currently let to Borzo, the neighbouring properties include Centra, Boyle Sports and Dominos. There is ample car parking within the shopping centre.



**LOTS** Offers for the Portfolio in the following Lots will be considered:

**LOT 1** 91, 93 AND 95 RANELAGH VILLAGE, DUBLIN 6

**LOT 2** UNIT 2, HARCOURT GREEN, CHARLEMONT STREET, DUBLIN 2

108 SOUTH CIRCULAR ROAD, DUBLIN 2

2A WHITEHALL ROAD WEST, DUBLIN 12

UNIT 6, LAUREL LODGE SHOPPING CENTRE, CASTLEKNOCK, DUBLIN 15

**LOT 3** THE ENTIRE

## SPECIFICATION

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

## TITLE

We have been informed that the properties are held Long Leasehold. Specific detail on title is available upon request.

## VIEWING

Strictly by prior appointment with sole selling agents.

## SALES AGENT

For more information and to arrange viewings, contact **Sally Bailey** or **Garvan Walsh** at Kelly Walsh or by visiting [www.kellywalsh.ie](http://www.kellywalsh.ie).

**PSRA Licence No: 002885**



**KELLY WALSH**  
property advisors & agents

**01.664.5500**

[www.kellywalsh.ie](http://www.kellywalsh.ie)

These particulars are issued by Kelly Walsh on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Kelly Walsh, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Kelly Walsh nor any of its principals or employees have any authority to make or give any representations or warranty in relation to the property.