

FOR SALE BY PRIVATE TREATY

4 – 7 CASTLE STREET, BRAY, CO. WICKLOW



- Four commercial units approx. 524 sq.m.
- Excellent profile opposite SuperValu Shopping Centre.
- Passing rent €98,400 pa.
- Own door units requiring minimum management.
- 17 Car spaces included.
- Scope to increase rental income.
- WAULT circa 14 years.



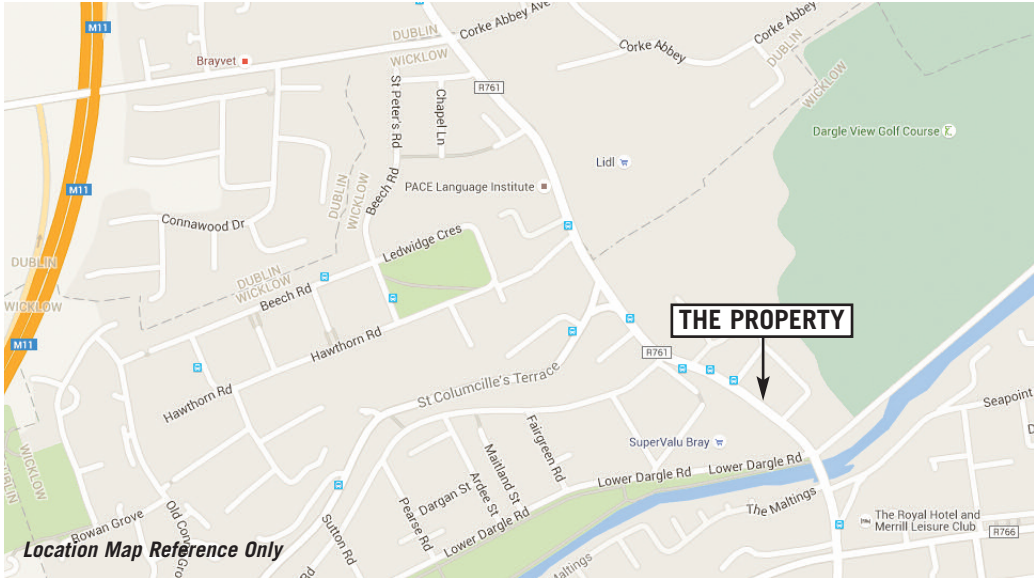
KELLY WALSH
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SALES AGENTS

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LOCATION

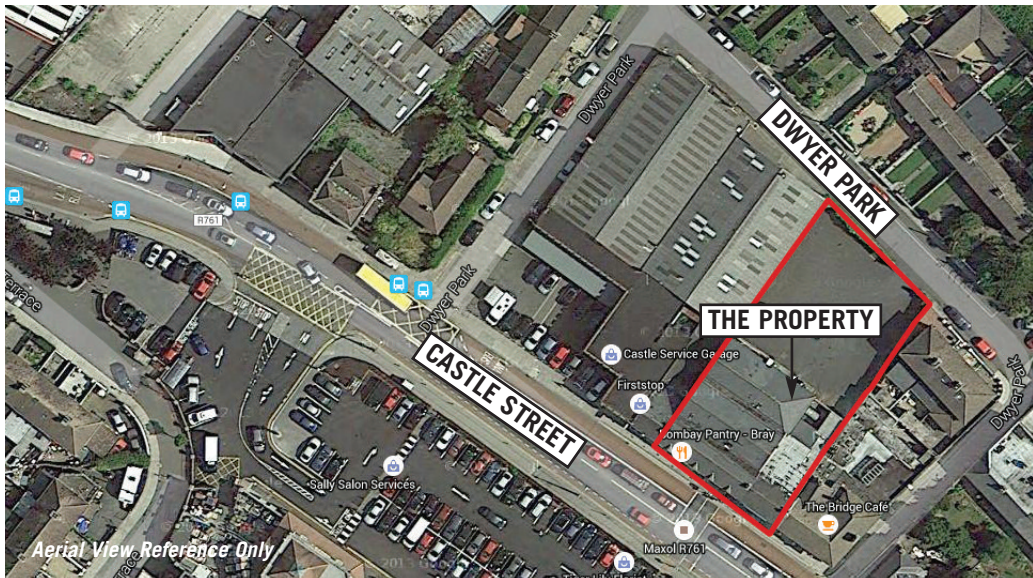
The properties are located directly opposite the SuperValu shopping centre on the south end of Castle Street in Bray Town Centre. Within 50 meters North West of Main Street and the Lower Dargle Road and Ravenswell Road junction.

The area is well served by public transport with the DART station situated less than 500 meters North West of the subject properties. There are numerous bus routes providing regular local and main services to Dublin City Centre including the 45a, 85/a & 145.

DESCRIPTION

The asset comprises a terrace of commercial units fronting Castle Street with a large car park to the rear. It is located directly opposite the SuperValu Shopping Complex (previously Superquinn).

The property is currently 100% let to An Post, Bombay Pantry and Kebab Palace occupying three units on the ground floor with Ladies Workout Express gym occupying the entire of the first floor accommodation.



SCHEDULE OF ACCOMMODATION

PROPERTY	TENANT	FLOOR AREA SQ.M.	CURRENT RENT* PA
Ground Floor Unit 4	Kebab Palace	83.82	€32,400
Ground Floor Unit 6	Bombay Pantry	90	€36,000
Ground Floor Unit 7	An Post	90.2	€12,000
First Floor	Sante Physique Limited	260	€18,000
*Passing Rent TOTAL		524.02	€98,400

TENANCY SCHEDULE

TENANT	Kebab Palace
FLOOR AREA	83.82 sq.m.
CONTRACTED RENT	€35,000
PASSING RENT	€32,400
LEASE COMMENCEMENT	1 st November 2009
LEASE TERM	25 years
BREAK OPTION	Expired
EXPIRY	31 st October 2034

TENANT	Bombay Pantry
FLOOR AREA	90 sq.m.
CONTRACTED RENT	€50,000
PASSING RENT	€36,000
LEASE COMMENCEMENT	1 st July 2007
LEASE TERM	25 years
BREAK OPTION	N/A
EXPIRY	30 th June 2032

TENANT	An Post
FLOOR AREA	90 sq.m.
CONTRACTED RENT	€13,800 (average)
PASSING RENT	€12,000
LEASE COMMENCEMENT	1 st October 2014
LEASE TERM	10 years
BREAK OPTION	N/A
EXPIRY	30 th September 2024

TENANT	Sante Physique Limited
FLOOR AREA	260 sq.m.
CONTRACTED RENT	€36,000
PASSING RENT	€18,000
LEASE COMMENCEMENT	1 st March 2009
LEASE TERM	20 years
BREAK OPTION	Expired
EXPIRY	28 th February 2029

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



BER DETAILS

BER C1 - D2. Certificates available upon request.

SPECIFICATION

Available upon request.

PRICE

On application.

VIEWING

Strictly by appointment.

CONTACT

For more information or to inspect the properties please contact **Bryan Molloy** or **Garvan Walsh** at Kelly Walsh Property Advisors & Agents. Email: bryan@kellywalsh.ie or garvan@kellywalsh.ie



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