

CIRCLE K SERVICE STATION

DONNYBROOK DUBLIN 4

TENANTS NOT AFFECTED



BER B3

PRIME COMMERCIAL INVESTMENT OPPORTUNITY WITH SIGNIFICANT MEDIUM TERM REDEVELOPMENT POTENTIAL

SUMMARY

- Superb investment opportunity in Donnybrook Village, Dublin 4.
- Filling station is currently generating an income of €165,000 per annum.
- An additional commercial unit of 354 sq.m. (3,810 sq.ft.) which adjoins the service station currently occupied by First Stop Tyres also forms part of the sale.
- Circle K offers excellent reversionary potential upon review in May 2019.
- Combined sites extend to approximately 0.35 acres (0.14 Ha).
- Significant development potential (subject to P.P.).
- Approximately 50 meters of profile onto Donnybrook Road.
- The properties are zoned Objective Z4 “Mixed Services”.



SIGNIFICANT
DEVELOPMENT
POTENTIAL



SUPERB
DUBLIN 4
LOCATION



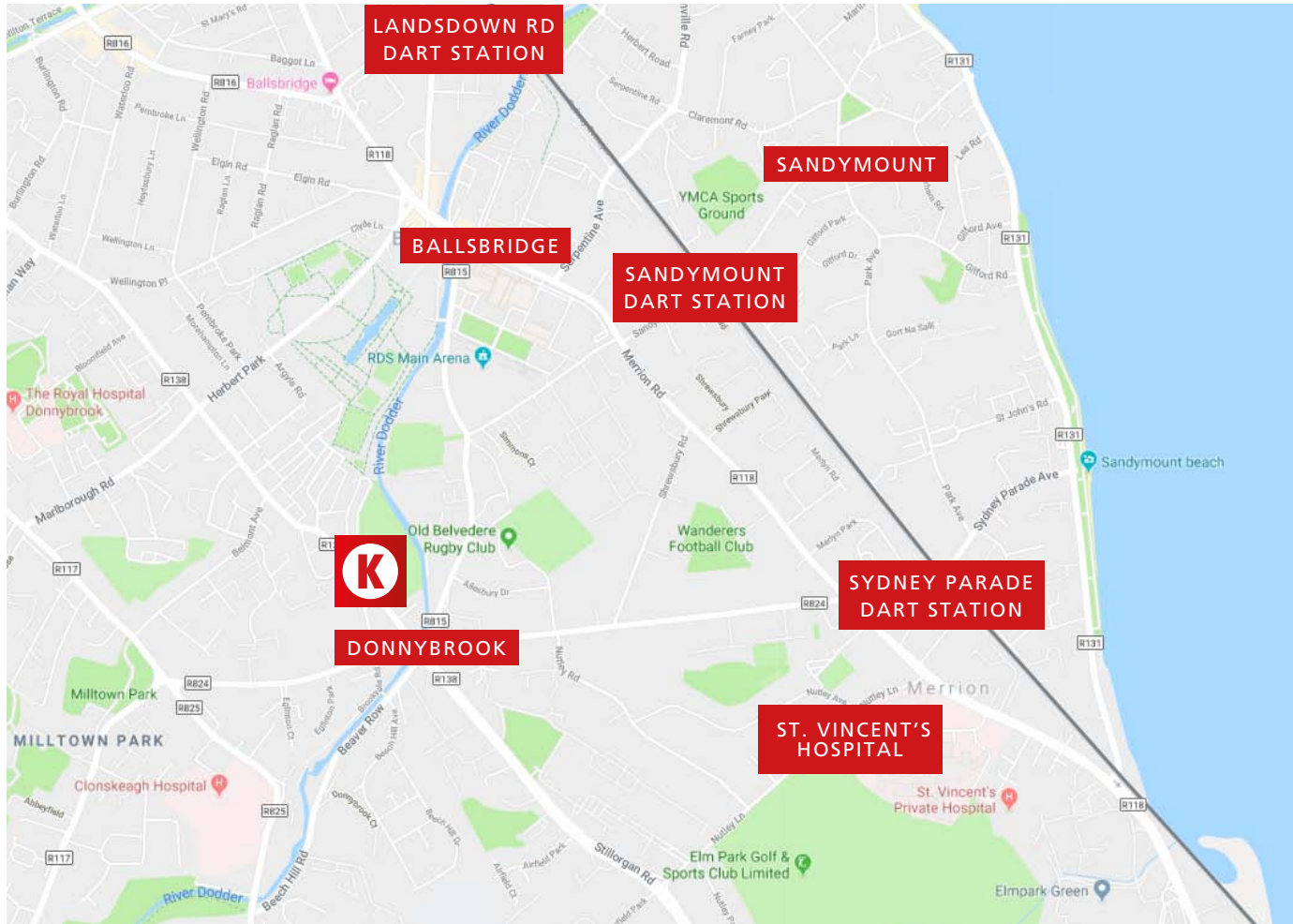
EXCELLENT
TRANSPORT
CONNECTIONS



TENANTS
NOT
AFFECTED



LOCATION MAP





CIRCLE K
SERVICE STATION





LOCATION

The assets are located directly opposite Donnybrook Stadium on a pivotal corner site on the west side of Donnybrook Road in Dublin 4. Donnybrook Village is positioned 280 metres north of the subject site with the villages of Sandymount, Ballsbridge, Milltown and Clonskeagh all within the immediate area. Donnybrook is an affluent village located just 2.5 kilometres from the south city centre with Grafton Street, St. Stephens Green and the Royal College of Surgeons all within walking distance. University College Dublin is situated just 3 kilometres north of the subject site.

Cairn Homes expect to deliver over 500 units on the former RTE Studios site at Montrose which was acquired in 2017. The site is situated 500 metres north of the subject property and demonstrates the demand for prime sites in central locations with a proven track record in achieving strong sales results.

The area is well served by public transport with the DART accessible at either Sandymount or Sydney Parade each just over 1.5 kilometres distance away. There is a QBC on Donnybrook Road with numerous bus routes providing access into the city centre and surrounding areas. The Luas green line serves Beechwood Avenue in Ranelagh located only 2 kilometres west of Donnybrook Road.

DESCRIPTION

The Circle K asset comprises of a petrol filling station with covered forecourt and associated convenience store operating as Circle K (previously Topaz) which is located at the northern end of the site. The asset holds a prominent pitch in the heart of Donnybrook with dual profile onto Donnybrook Road and Brookvale Road which connects onto Eglington Road at its northern end. The service station has the benefit of approximately 50 metres of frontage directly onto Donnybrook Road, an exceptionally busy thoroughfare connecting the N11 to the south city centre. The petrol filling station sits on an irregular shaped site of approximately 0.26 acres (0.11 Ha).

A second commercial unit located immediately south of the garage forecourt extending to approximately 354 sq.m. (3,810 sq.ft.) is included as part of the sale. The unit is currently in use as a car servicing centre and forms part of a wider group of buildings occupied by the same company. The property offers an exceptional opportunity to acquire a trophy investment in the heart of Donnybrook with excellent medium term development potential (subject to p.p.).



ZONING

Under the Dublin City Council Development Plan 2016 – 2022 the subject property is zoned objective Z4 Mixed Services - "To provide for and improve mixed services facilities".

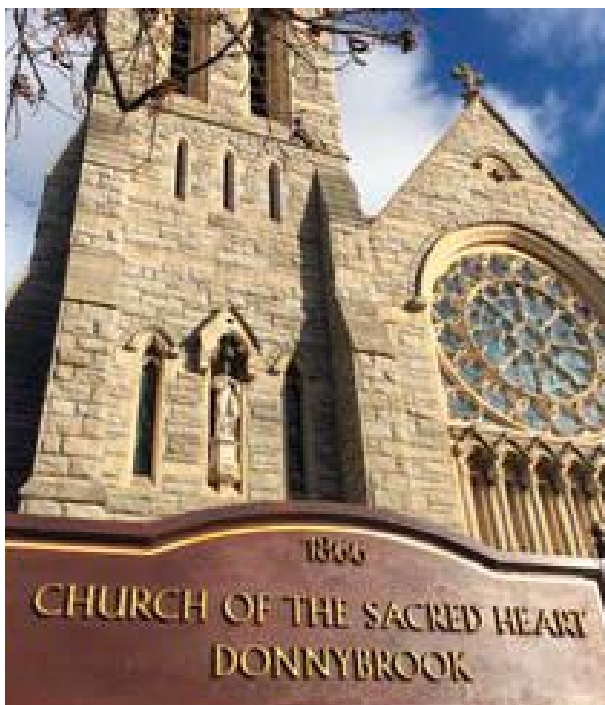
TENANCY DETAILS

The property is let to Ard Services Limited for a term of 10 years from 12th May 2014 at an annual rent of €165,000. There is a rent review at the expiration of the 5th year at open market. There was a mutual break option at the expiration of year 4 which we understand neither party exercised and, as such is no longer valid.





CIRCLE K
SERVICE STATION





INVESTMENT HIGHLIGHTS

- Prime opportunity to acquire a trophy investment in the heart of Donnybrook Village, Dublin 4.
- Circle K is let to Ard Services Limited t/a Circle K for a term of 10 years from May 2014 at an annual rent of €165,000.
- There is a rent review due in May 2019.
- The overall Circle K site extends to 0.26 acres (0.11 Ha) with the combined site area for both properties of approximately 0.35 acres (0.14 Ha).
- Circle K acquired Topaz in 2015 and have since rebranded a total of 420 stores nationwide.
- An additional commercial unit adjoining the service station currently occupied by First Stop Tyres also forms part of the sale.
- The assets present unrivalled development potential (subject to P.P.) on a pivotal dual frontage site with approximately 50 metres profile directly onto Donnybrook Road.



PRIME
INVESTMENT
OPPORTUNITY



€165,000
CURRENT
PASSING RENT



STRONG COVENANT
WITH PROVEN TRACK
RECORD FOR OVER 25 YRS

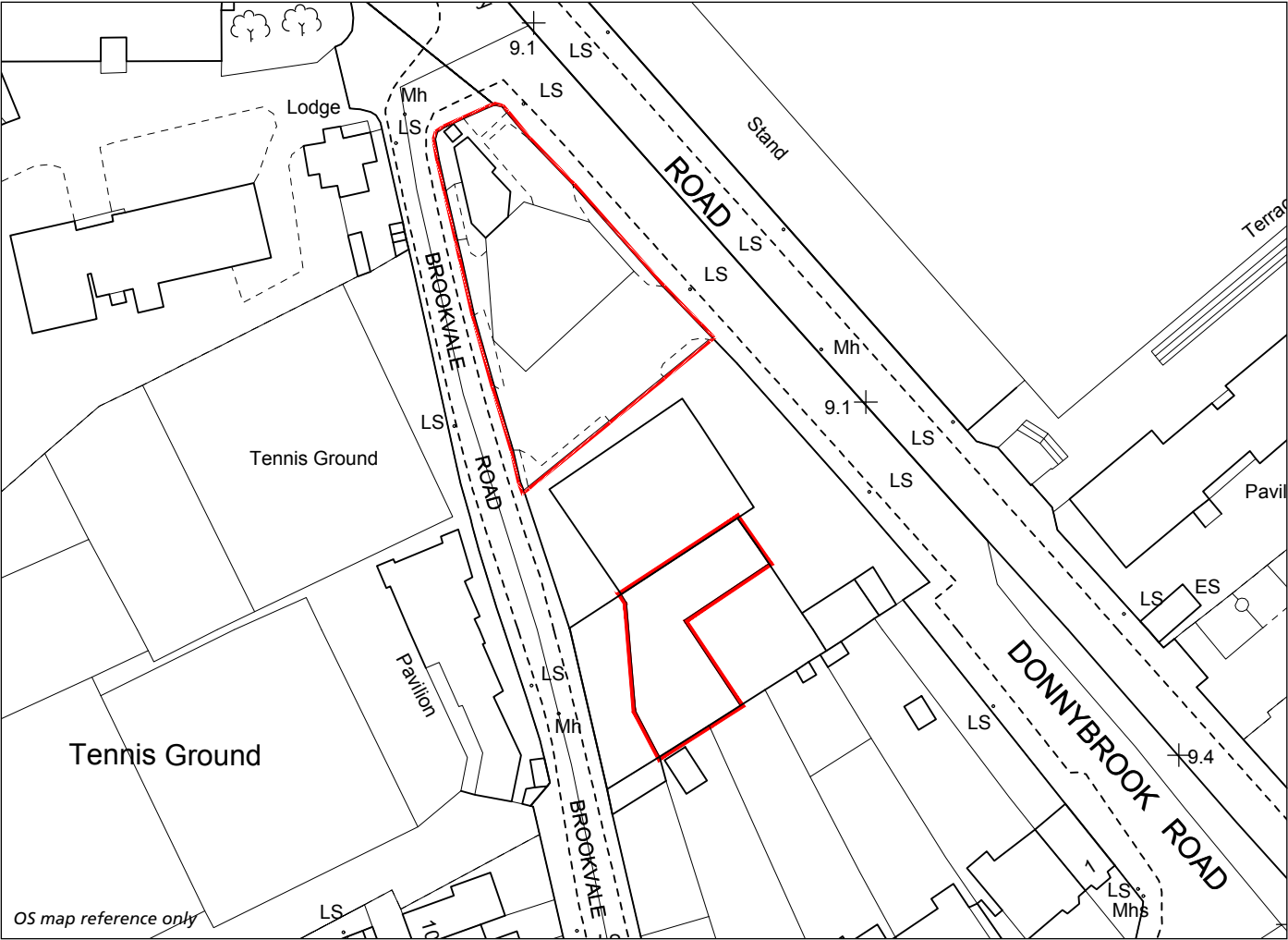


REVERSIONARY
POTENTIAL
RENT REVIEW IN 2019




CIRCLE K
SERVICE STATION

SITE PLAN



Terms: For sale by Private Treaty (tenants not affected)

Website: www.kellywalsh.ie

BER: 

Pricing: Available on application

Viewings: By appointment with the selling agent

Contact: Bryan Molloy MSCSI MRICS, Jeremy Kelly MSCSI MRICS, Garvan Walsh MSCSI MRICS 01 6645500

Solicitors: Kennedy Solicitors, Bloodstone Building, Sir John Rogerson's Quay, Dublin 2



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