

For Sale by Private Treaty (In One Lot)
Tenants Unaffected

57

— South William Street —

&

ONE

— Coppinger Row —



BER EXEMPT



BER B2 D1

Long Income Investment Opportunity

Investment Highlights



Prime location in the heart of Dublin 2



Total accommodation of approx. 9,441 sq ft (NIA)



Combined passing rent of €427,000 per annum



Offered for sale as one lot



57

— South William Street —



Four-storey building – extending to approx. 366 sq m / 3,936 sq ft NIA



Tenant: Urbana (Urbana Beauty Distribution Limited)



Passing Rent: €180,000 per annum



WAULT: Approx. 18.3 years (as per 7th July 2026)



ONE

— Coppinger Row —



Four-storey over basement building - extending to approx. 511 sq m / 5,505 sq ft NIA



Tenants: Coppinger Restaurant (Lion Hunt Ltd) & Centre of English Studies Dublin Limited



Passing Rent: €247,000 per annum



WAULT: Approx. 13.61 years (as per 7th July 2026)

Location

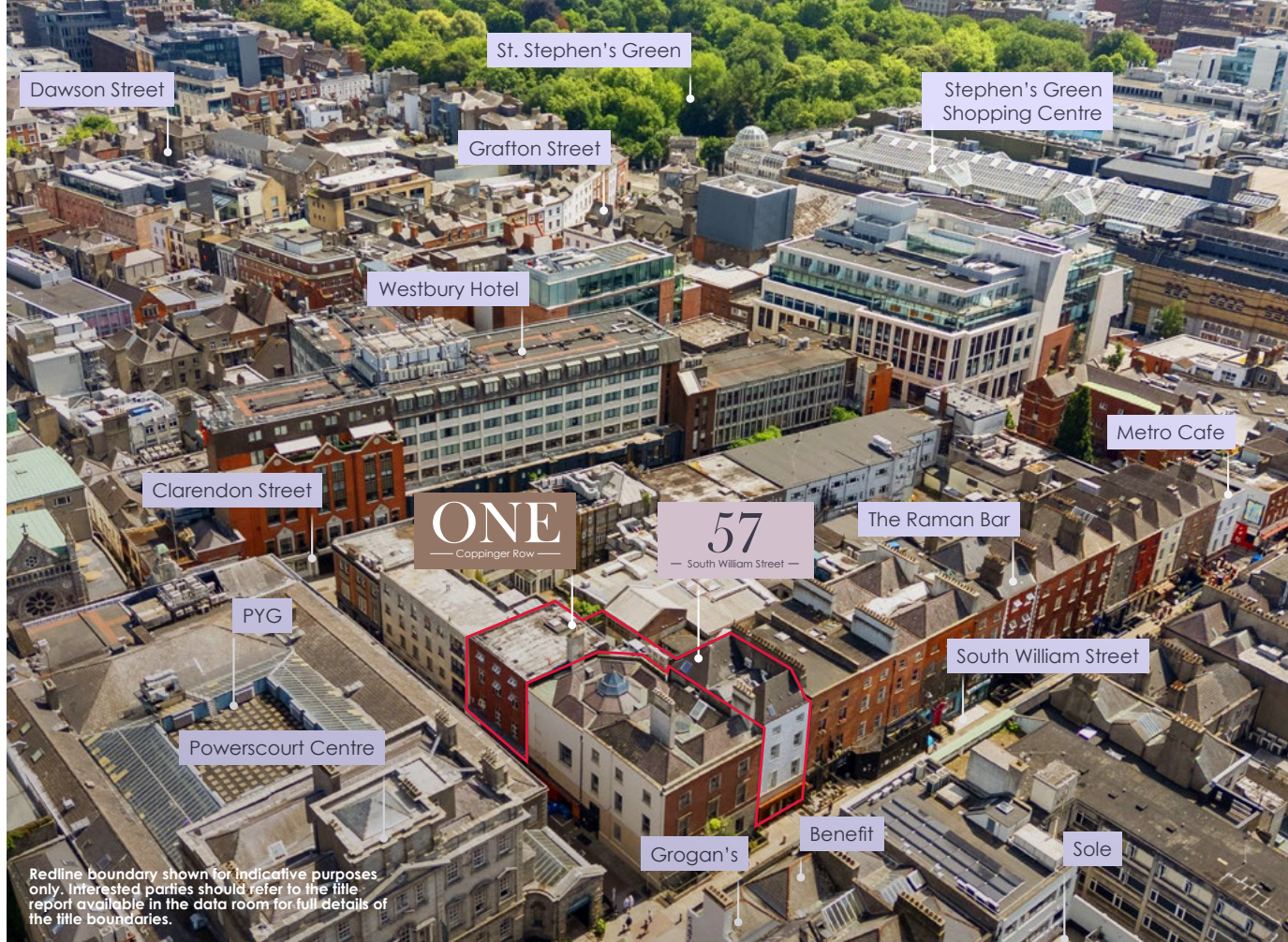
The properties are located in one of the city's most sought-after streets, home to a vibrant mix of acclaimed restaurants and bars including SOLE Seafood and Grill, La Maison and Grogan's alongside heritage landmarks such as the Powerscourt Townhouse Centre and some of the city's most established hair and beauty operators.

Public transport connectivity is excellent, with the Luas Green Line at St. Stephen's Green, Pearse DART Station and numerous Dublin Bus routes all within a short walk of the properties.

Zoning

The properties are located within an area zoned Z5 under the Dublin City Development Plan 2022-2028 – *"City Centre, the objective of which is to consolidate and facilitate the development of the city centre while reinforcing and protecting its civic design, character and architectural quality."*

Permitted uses include beauty and grooming services, cafés/tearooms, craft centres and craft shops, offices, residential accommodation, restaurants and retail uses.



Walking Times



Dublin Bikes
3 Minutes



Dublin Bus
3 Minutes



St. Stephen's Green
LUAS
6 Minutes



Tara Street DART
14 Minutes



Description

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— South William Street —

57 South William Street is a prominent four-storey building extending to approximately 366 sq m / 3,936 sq ft NIA. Access is via a modern ground floor reception with a total floor area of approximately 1,200 sq ft.

The building is fully occupied by Urbana Beauty, one of Ireland's leading laser hair removal and aesthetics clinics. The tenant recently completed a comprehensive fit-out to an exceptional standard, with solid timber flooring, recessed LED lighting and a contemporary finish consistent with the quality of the Urbana Beauty brand.

The clinic provides 15 treatment rooms including a dedicated fully accessible suite and a shared rear escape route links the premises to the adjacent One Coppinger Row. Urbana Beauty is a well-established and highly regarded operator with clinics in Dublin and Drogheda.

It is worth noting that the property is a Protected Structure and benefited from an extensive refurbishment by the landlord prior to the commencement of the current tenancy, delivering modern, high-quality accommodation while retaining its original architectural features.



Description

ONE

— Coppinger Row —

One Coppinger Row is a four-storey over basement mixed-use building extending to approximately 511 sq m / 5,505 sq ft NIA comprising restaurant accommodation at ground floor and stores at basement level with educational use on the upper floors.

Occupying the ground floor and basement, Coppinger Restaurant is a well-established and busy city centre dining destination. The restaurant was extensively refurbished by the current landlord prior to the commencement of the tenancy and is fitted out to a high standard, featuring leather booth seating, feature artwork and a fully equipped commercial kitchen. The restaurant has its own independent entrance, separate from the upper floors. Outdoor seating is provided on Coppinger Row (under licence), enhancing its street presence and customer capacity. Back-of-house accommodation is well organised and includes a disabled WC at ground floor level, together with staff facilities, dry storage and additional WC facilities at basement level.



The first to third floors are occupied by the Centre of English Studies (CES), one of Ireland's most respected English language schools, founded in Dublin in 1979. Coppinger Row is one of three CES teaching centres in Dublin city centre. The school is accessed via a separate entrance from Coppinger Row, offering independent access from the street. The accommodation is arranged over three floors, with four classrooms on each floor, dedicated staff areas, toilet facilities and a canteen on the third floor.



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— South William Street —

Accommodation Schedule

Floor	Size Sq m (NIA)	Size sq ft (NIA)
Ground Floor	114	1,224
First Floor	117	1,256
Second Floor	68	737
Third Floor	67	719
Total	366	3,936

Please refer to the data room for the latest measurement survey prepared by Murphy Geospatial.

Tenancy Schedule

Floors	Tenant	Lease Start Date	Rent per annum	Next Rent Review	Lease Expiry Date
Ground, First, Second and Third	Urbana (Urbana Beauty Distribution Limited)	1/11/2024	€ 180,000	1/11/2029 OMRR	31/10/2044
Total			€180,000		

ONE

— Coppinger Row —

Accommodation Schedule

Floor	Size Sq m (NIA)	Size sq ft (NIA)
Basement	120	1,296
Ground Floor	100	1,074
First Floor	105	1,125
Second Floor	80	859
Third Floor	106	1,151
Total	511	5,505

Please refer to the data room for the latest measurement survey prepared by Murphy Geospatial.

Tenancy Schedule

Floors	Tenant	Lease Start Date	Rent per annum	Next Rent Review	Lease Expiry Date
Ground Floor & Basement	Coppinger Restaurant (Lion Hunt Ltd - Guarantor: After Dinner Mint Ltd)	15/08/2023	€145,000	15/08/2028 OMRR	14/08/2048
First, Second & Third Floors	Centre of English Studies Dublin Limited	02/01/2018	€102,000	N/A	01/01/2028
Total			€247,000		

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Title

We understand that the properties are held under a Freehold title.

BER EXEMPT

57 South William Street

BER B2 D1

One Coppinger Row

Conservation Area

Both properties are situated within an Architectural Conservation Area (ACA).

Viewings

Strictly by appointment with Colliers

Data Room

<https://57southwilliamstreet-1coppingerrow.com>

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