McNally Handy

FOR SALE

18 DAME STREET, DUBLIN 2



PRIME MIXED-USE INVESTMENT

Tenants not affected

DESCRIPTION

McNally Handy are pleased to bring to the market an exciting investment opportunity location on Dame Street, No.18 comprises a five-storey over basement mid-terrace mixed-use building situated on the Dame Street, Dublin 2. The property extends to an approximate net internal area of approximately 452.28sqm (4,868.35sqft) and comprises a ground floor and basement restaurant unit together with self-contained office accommodation arranged over the floor upper floors.

The ground floor is occupied and fitted out for restaurant use and basement is used for ancillary customer and staff/storage facilities and direct rear access onto Dame Lane. Whilst the upper floors provide a mixture of cellular office accommodation over each of the upper floors. Access to the upper floors is provided via a separate entrance from Dame Street, allowing independent occupation from the ground floor occupier. The fourth floor is currently in need of refurbishment would could be suited for a variety of uses subject to planning permission.

LOCATION

18 Dame Street occupies a prominent position on Dame Street, close to its junction with South Great George's Street, within the heart of Dublin City Centre. Dame Street is one of Dublin's most established commercial thoroughfares, forming a key link between College Green and Trinity College Dublin to the east, and Dublin Castle and the western city centre. The location benefits from excellent connectivity and strong levels of pedestrian activity, positioning the property within a well-established and highly accessible area.

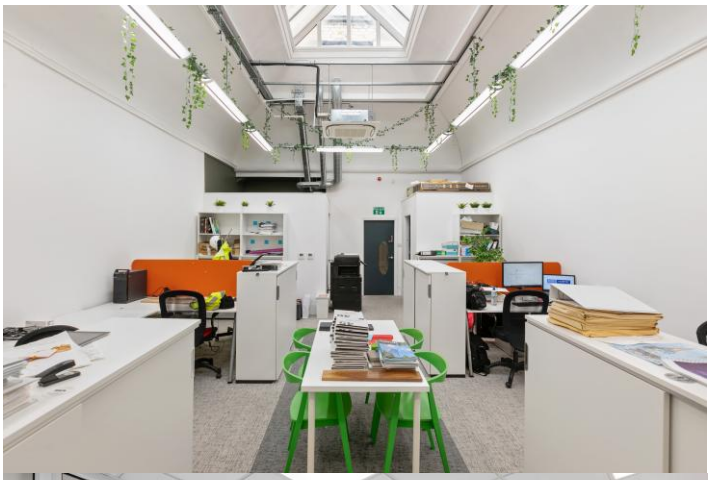
The property is situated close to a number of Dublin's most recognised commercial and cultural landmarks, including Trinity College Dublin, Dublin Castle, Temple Bar, Central Bank Plaza and Grafton Street. This combination of accessibility, established amenities and a diverse occupier base reinforces Dame Street's position as a sought-after commercial location within Dublin's city centre.

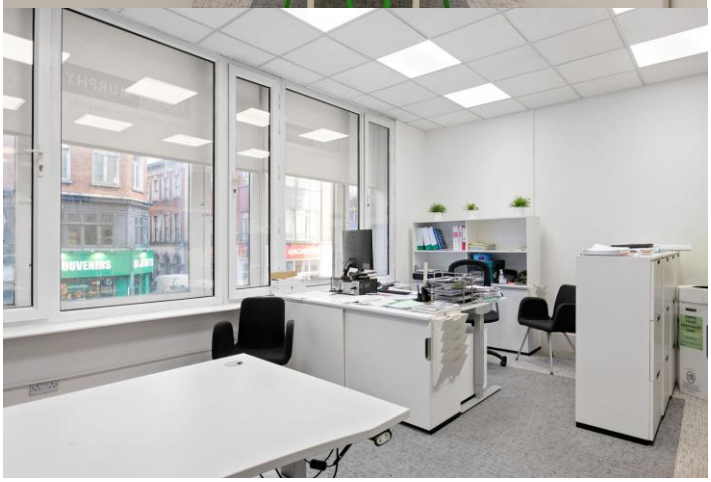
TENANCY SCHEDULE

FLOOR	Tenant	Lease Start	Term	Lease Expiry	Rent Per Annum
Ground Floor & Basement	Manakamana Trading Limited t/a Kathmandu Kitchen	March 2011	20 years an extra 10 years by DOV	2041	€95,000
First Floor	City Colleges Education Limited t/a City Education Group	October 2024	3 years	2027	€30,000
Second Floor Third Floor	City Counselling & Psychotherapy Services Limited t/a City Therapy	September 2019	10 years	2029	€31,000
Fourth Floor	Vacant	Refurbishment Opportunity		N/A	N/A
Total Rent Roll					**€156,000**

INVESTMENT SUMMARY

- Conveniently located in a high-profile position on Dame Street
- Five storey over basement extending to approx. 452.28sqm (4,868.35sqft)
- Current rental income €156,000 per annum
- Secure income stream with a Weighted Average Unexpired Lease Term 9.58 (WAULT)









FEATURES

- Refurbishment potential to vacant floor
- Security alarm
- Excellent DART and Luas connectivity
- Close to Temple Bar, Trinity College, Grafton Street and St Stephen's Green
- Excellent mixed use city centre investment

ACCOMMODATION SCHEDULE

FLOOR	SQM	SQFT
Ground Floor	112.50	1,210.95
Basement	65.50	705.04
First Floor	106.08	1,141.85
Second Floor	58.40	628.62
Third Floor	57.50	618.93
Fourth Floor	52.30	562.96
Total Area	**452.28**	**4,868.35**



VIEWINGS

Strictly by appointment via McNally Handy
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QUOTING PRICE

€1,900,000
Equates to a Net Initial Yield of 7.47%

BER

BER Rating: D1 - G
BER Number: Various Numbers
Available upon request

IMPORTANT NOTICE: These particulars are issued for guidance only. Any intending purchaser should satisfy themselves by inspection, survey or otherwise as to the accuracy of all statements, descriptions and measurements. No statement contained in these particulars constitutes a representation, warranty or part of any contract for sale. All measurements are approximate and photographs are provided for guidance only. Interested parties should undertake their own investigations regarding planning, services, fixtures, fittings and the condition of the property. All negotiations are to be conducted through McNally Handy.