FOR SALE BY PRIVATE TREATY
TENANTS NOT AFFECTED

20 Suffolk Street

savills

THE LOCATION

Suffolk Street has evolved into a coveted trading location particularly for a host of leading restaurant, hospitality and retail groups. The street benefits from it's immediate proximity to Grafton Street and College Green adding to it's vibrant atmosphere. Suffolk Street also forms part of the Dublin city centre tourist walking route given it's proximity to Christchurch, Temple Bar, Trinity University and Nassau Street.

LUAS

The Dawson Street & St. Stephen's Green LUAS stops are in close proximity as well as cross city connection to the LUAS Red Line

BUS

The entire Dublin City bus network is within immediate proximity with ample connection points on Dame Street and Nassau Street and Dawson Street.

RAIL

DART and mainline rail services are available at Pearse Street, Connolly and Heuston Stations.

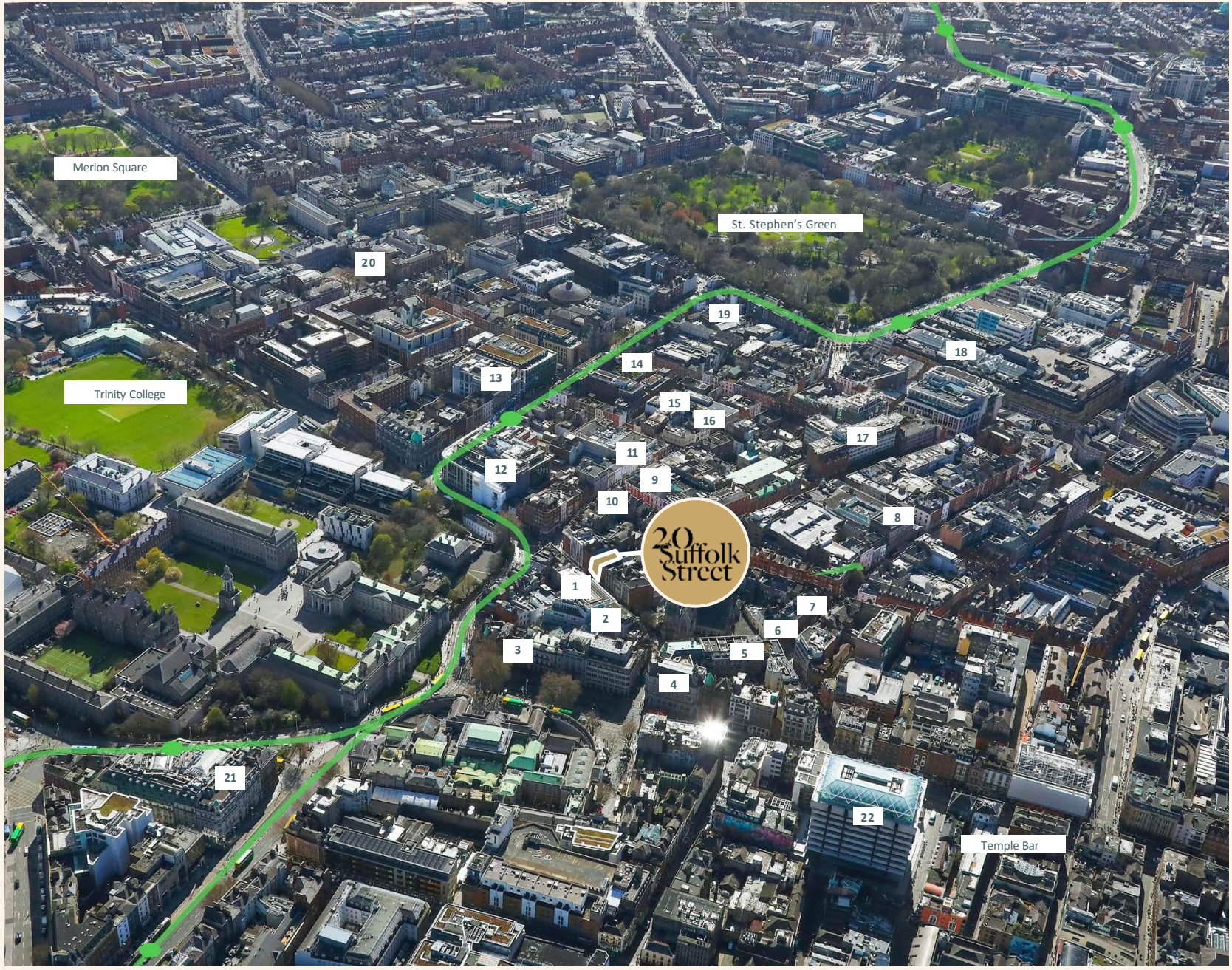
DUBLIN BIKE

The location is further enhanced with the provision of ample Dublin bikes stations.

AMENTIES & LOCAL OCCUPIERS

1	Avoca
2	Superdry
3	Hawksmoor
4	H&M
5	An Post
6	Trocadero
7	Nando's
8	Powerscourt Townhouse Centre
9	Brown Thomas
10	Weir & Sons
11	Marks & Spencer
12	ServiceNow
13	The Ivy Restaurant
14	Davy Stockbrokers
15	Royal Hibernian Way
16	Victoria's Secret
17	The Westbury Hotel
18	St. Stephen's Green Shopping Centre
19	Café en Seine
20	Dáil Éireann
21	The Westin Hotel
22	Central Plaza

Luas Green Line



DESCRIPTION

The subject property occupies a prominent mid-terraced location on this bustling city centre throughfare.

The ground floor comprises of a feature glazed shop front leading to open plan front of house restaurant, dining area and kitchen to rear. Service / delivery access is available via Wicklow Street.

Basement level provides for ancillary accommodation including stores and w/c.

The upper floors, have the benefit of own door street access leading to a dental clinic and three residential units.

ACCOMODATION SCHEDULE

Level	Use	Sq M	Sq Ft
Basement NIA	Ancillary	83	893
Ground (NIA)	Restaurant	165	1,776
First (NIA)	Dentist	114	1,227
First (GIA)	Residential	52	559
Second (GIA)	Residential	52	559
Third (GIA)	Residential	54	581
Total		**520**	**5,595**

(All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)

TENANCY DETAILS

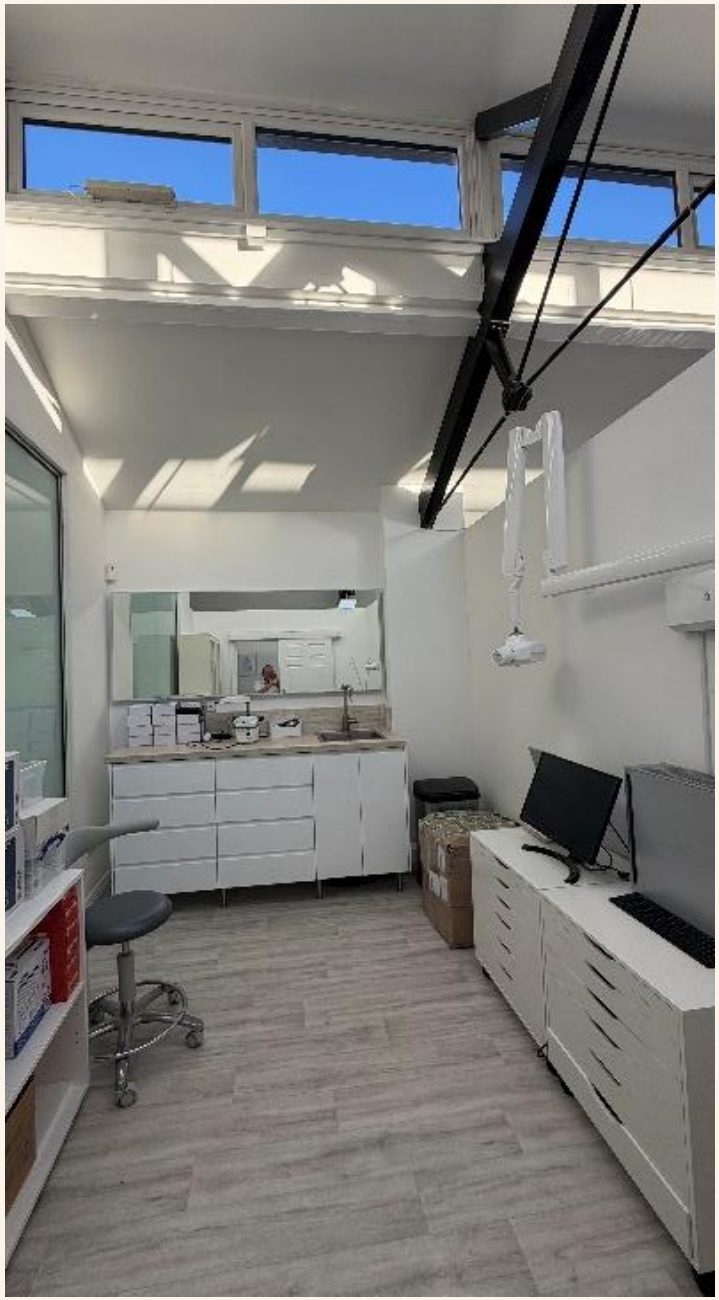
The ground floor and basement are leased to Eddie Rockets IRL Ltd for a term of 25 years from 17th September 2010, subject to a passing rent of €160,500 per annum exclusive. The head lease provides for a Tenant break option in 2030. The restaurant is currently sub-leased to Suffolk Catering t/a 'Boeuf & Coq'.

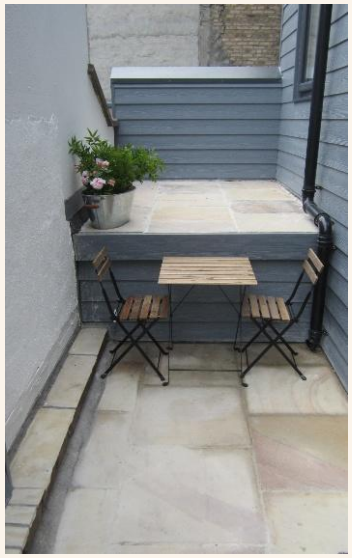
The first floor is leased to Talence Ontology Dental, for a term of 10 years, from August 2023 subject to a passing rent of €42,504. The lease provides for a tenant break option in August 2028.

The remaining upper floors provide for three one bedroom furnished residential units each with exquisite dual aspect South facing outdoor terrace and storage, paying a combined annual rent of €78,468. A service charge contribution applies to the dental clinic.

The entire building generates a current gross annual income of €284,472.

Talence
Dental Clinic





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20 Suffolk Street

GUIDE PRICE

On Application

TITLE

Title to the property is held freehold.

VIEWING

Strictly by appointment through the sole selling agent.

BER

BER B2 BER D2

CONTACT

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