

Ground Floor & Part Basement 2 & 4 Exchequer Street, Dublin 2

INVESTMENT OPPORTUNITY

For Sale By Private Treaty (Tenants not Affected)



LOCATION

Exchequer Street is situated in the heart of Dublin city centres Grafton Quarter. One of the city's most vibrant and sought-after trading locations. Immediately convenient to South Great George's Street, Drury Street, South William Street, Wicklow Street and Grafton Street.

The district is highly accessibility, with Pearse Street and Tara Street DART stations both within walking distance, along with the Green & Red Luas Lines.

Nearby occupiers include MJ Wrights, The Hoxton Hotel, Fallon & Byrne, Dunnes Stores, Carhartt, Oliver Bonas, Sprout, Patagonia and Laduree.

DESCRIPTION

Both units provide for bright open plan accommodation with feature glazed façade. Each unit has recently been fitted out to a very high standard. All services are available.

Please note the upper floors are excluded from the sale.





TENANCIES

Number 2 Exchequer Street is leased to Brown Sugar Hair Dressing Ltd t/a Sugar Daddy Barbers, with a lease guarantee provided by O'Keeffe Hairdressing Holdings Ltd. The Tenant recently renewed their lease for a new term of 10 years effective from 18 August 2025 subject to a passing rent of €28,500 per annum.

Number 4 Exchequer Street is leased to Nimbee Designs Ltd t/a The Loft for a term of 10 years from January 2024, subject to a tenant break in year 5 of the term, a passing rent of €50,000 per annum and a fixed uplift to €52,500 in year 5 of the term.

All rent exclusive of rates, Dublin Bids and Landlord Insurance.

Accommodation schedule:		SQ M	SQ FT
No. 2 Exchequer Street	Ground Retail	32	344
No. 4 Exchequer Street	Ground Retail	59	635
Ground Floor	Ancillary	12	130
Basement	Ancillary	8.5	91.5
Total NIA		111.5	1,200.5

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



Both Tenants cater to the hugely popular male and female grooming sector and are highly regarded in their respective areas of expertise.



Sugar Daddy Barbers is a premium collective of Dublin based modern barber shops. The group was founded in 2015 and is one of the most popular barber shop groups in Dublin having built up a loyal following over the years. They also have barber shops in Blackrock and Glashule.

www.sugardaddys.ie

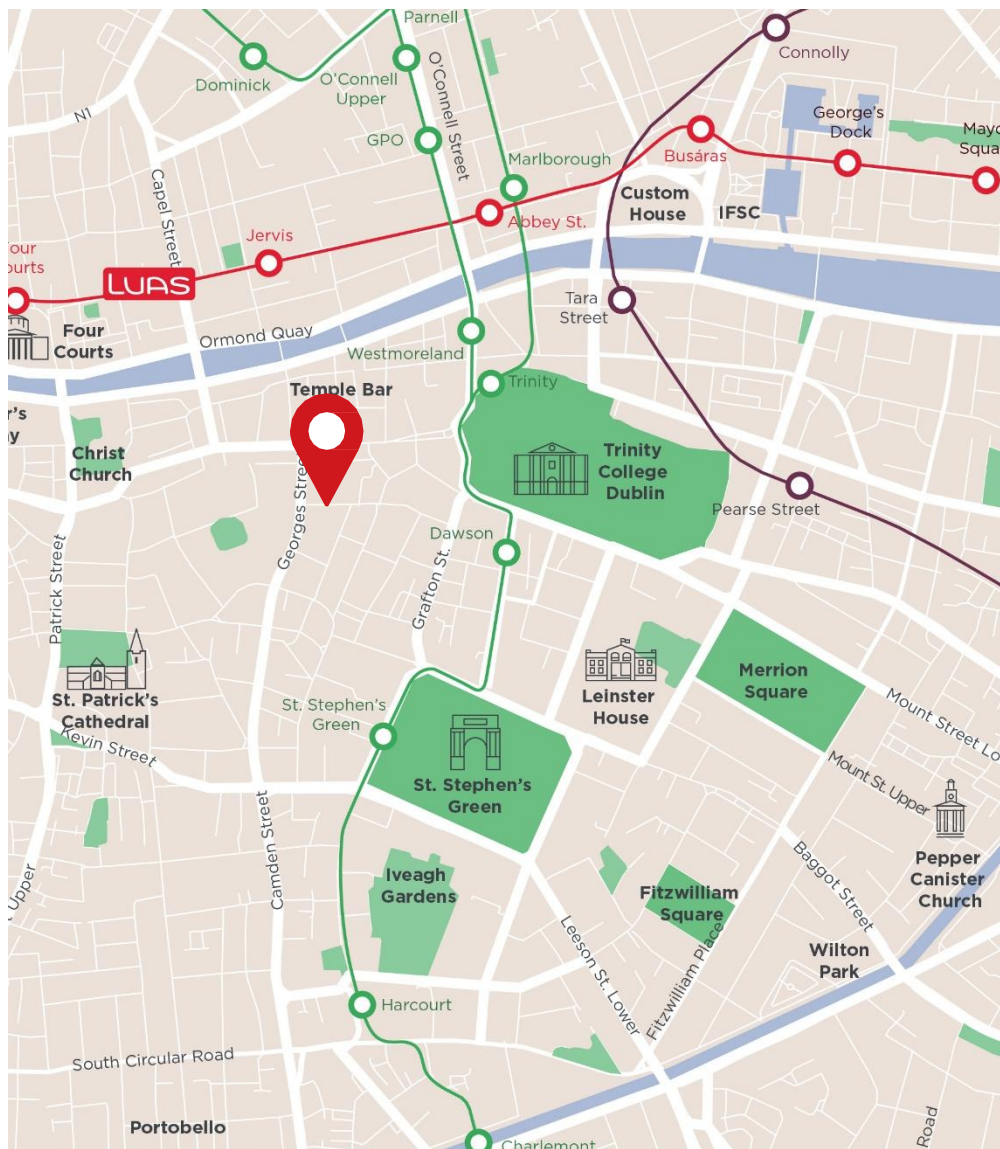
the Loft
SWS

The Loft SWS was founded in 2015 and is widely regarded as a leading provider of eye-lash, eye-brow, skin and beauty services as well as a retailer premium cosmetic products.

www.theloftsws.ie





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GUIDE PRICE

Excess €950,000

TITLE

Freehold

VIEWING

Strictly by prior and accompanied appointment

BER

Exempt

CONTACT

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