

FOR SALE BY PRIVATE TREATY

116

RANELAGH | DUBLIN 6



RETAIL WITH TWO SELF-CONTAINED APARTMENTS
FULLY LET (TENANTS NOT AFFECTED)



**BNP PARIBAS
REAL ESTATE**

KEY POINTS



Prime pitch in affluent south Dublin location.



Mixed-Use: Retail with two self-contained apartments.



Recent extensive refurbishment



Una Bakery WAULT 12.2 years / WAULB 7.2



Two self contained apartments



Acclaimed bakery from the team behind Bunsen and Forest Avenue



Combined passing rent €103,800 per annum



NIA 131.82 sq.m / 1,419 sq.ft



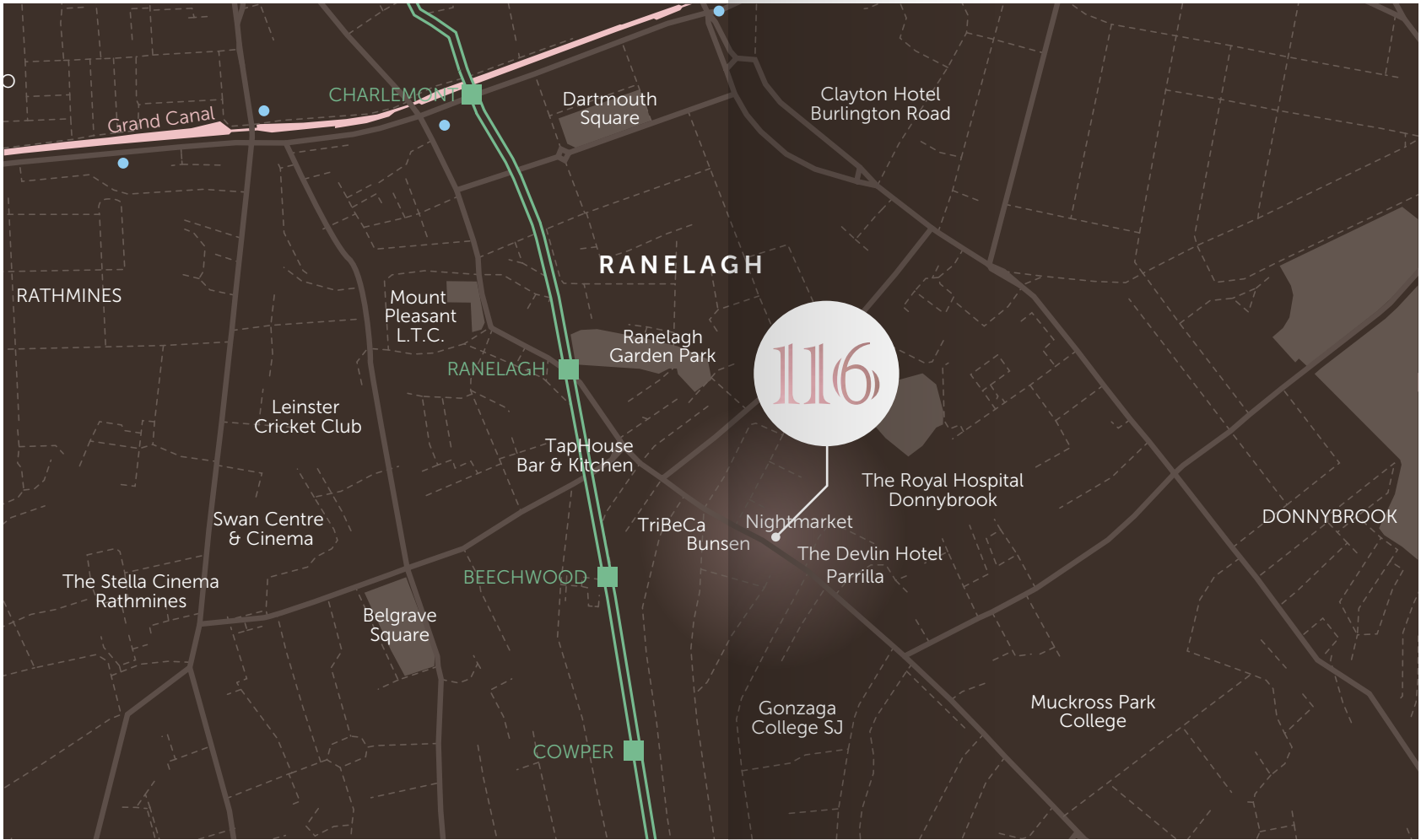
LOCATION

The property is located in Ranelagh, one of Dublin's most desirable southside villages. An affluent, characterful neighbourhood of Victorian and Edwardian red-brick houses, located 1.5 km south of St Stephen's Green.

The location is well serviced by local road infrastructure / public transport facilities and is approximately 400 metres east from the Luas Green Line.

The village supports a well populated, professional residential catchment and consistent all-week footfall, featuring well established eateries and food outlets such as Bunsen, Host, Nightmarket, GiGi's, The Butcher's Grill, and recently Una.

The local area also comprises several of Dublin's leading schools, the Grand Canal and recreational parks.



UNA

"A new weekend pilgrimage"

"The high end bakery is a great addition to Dublin's blooming bakery scene"

Lovin Dublin

"An amazing bakery"

"Generously sized pastries and genuinely good value"

Irish Times



DESCRIPTION

116 Ranelagh comprises a two-storey building with a premium bakery café offering at ground floor and two self-contained apartments situated at first floor. The property extends to a total net floor area of 1,419 sq.ft.

The ground floor is let to Una (Dungeagan Limited) which is finished to an excellent specification. The fitout includes polished terrazzo-style flooring and warm wall finishes throughout, with a steel-framed glazed screen separating the retail frontage from the bakery, providing insight into the preparation behind the produce. The internal finish includes tiled splashbacks, in-floor drainage, fitted display shelving, feature pendant and track lighting, providing for a well-appointed customer environment. To the rear the property provides ancillary production and storage accommodation, with a rear yard area.

The bakery is a collaboration between the owners of Bunsen and Forest Avenue. These are among Dublin's most respected hospitality operator with 11 Bunsen's currently in operation on the island of Ireland. This lends the retail income a strength of covenant well beyond a typical independent bakery.

The first floor contains a one bedroom apartment and a two-bedroom apartment. Both units above are self-contained with access via a stairway accessed from Ranelagh Road. The apartments are of a modern specification and include kitchen, living areas, and bedrooms.





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TENANCY SCHEDULE

Tenant	Size Sq. Ft.	Lease Start Date	Rent (P/A)	Next rent Review	Break Option	Lease expiry
Dungeagan Limited	963.91	01/11/2023	€60,000	01/11/2028 OMRR	01/11/2033	01/11/2038
Private	218.48	08/05/2024	€19,800	08/05/2027	n/a	n/a
Private	236.56	07/05/2024	€24,000	07/05/2027	n/a	n/a

GUIDE PRICE
€1,500,000

TITLE
The property is held under freehold title.

VIEWINGS
By appointment through BNP Paribas Real Estate.

BER



AGENT



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REAL ESTATE**

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