

BER C2 G

AUNGIER STREET

Dublin 2

Mixed Use Investment Opportunity
in the heart of Dublin 2

 Knight
Frank

16

The location is one of the city's most vibrant, with every conceivable amenity and service the city centre has to offer on its door step, from restaurants, cafés, shops, offices to universities, theatres, museums, parks and hotels.



INVESTMENT SUMMARY

- Superb Mixed Use Investment Opportunity in the heart of Dublin 2.
- Comprises a newly fitted restaurant at ground floor level and 6 x 1 bed apartments overhead with independent access.
- The restaurant is let producing rent of €50,000 per annum on a 35 FRI year lease from 11th July 2005.
- The Residential units are producing an annual income of €77,820* with an estimated open market rental value in the order of €93,600 per annum.
- The asset's location, in one the most central and vibrant areas in the city, provides unrivalled access to every conceivable amenity the Capital has to offer and delivers unquestionable long term secure letting viability to a landlord.

*Assumes ERV for vacant units - See Tenancy Schedule

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The immediate surrounds have also witnessed strong levels of new and pipeline redevelopment to include a new major supermarket, modern student accommodation, new concept restaurants and several hotel developments

LOCATION

Superbly located in the heart of Dublin City, No. 16 occupies a prime location on the Northern side of Aungier Street, close to its junction with South Great George's Street. The location is one of the city's most vibrant, with every conceivable amenity and service the city centre has to offer on its door step, from restaurants, cafés, shops, offices to universities, theatres, museums, parks and hotels. Notable immediate occupiers include The Bald Barista, The Thomas Moore, Georges Street Arcade, Lidl, BDO, Dunnes Stores Head Office, The Marlin Hotel, The Long Hall, The Royal College of Surgeons and many more.

The immediate surrounds have also witnessed strong levels of new and pipeline redevelopment to include a new major supermarket, modern student accommodation, new concept restaurants and several hotel developments. Both the nearby DIT Aungier Street and DIT Kevin Street third level college campuses are also earmarked for major redevelopment in the coming years.

The property benefits from ease of access to all of Dublin City's public transport links. DART, Luas Light Rail and Dublin Bus services all allow convenient transport across Dublin City and its surrounding suburbs. The property is situated approximately 5km from the M50 at the North Dock, providing access across Dublin City and onwards to Ireland's arterial motorway network.



NEIGHBOURING OCCUPIERS

- 1 Dublin Business School
- 2 Dunnes Stores Head Office
- 3 BDO Ireland
- 4 KPMG Ireland
- 5 Trinity College
- 6 The Royal College of Surgeons

RETAIL/SHOPPING

- 7 St. Stephens Green Shopping Centre
- 8 Grafton Street
- 9 George's Street Arcade
- 10 Powerscourt Town House

SOCIAL

- 11 Bow Lane
- 12 Hogan's (Kelly's Hotel)
- 13 I'Gueuleton Restaurant
- 14 Fade Street Social
- 15 The George
- 16 Capitol Lounge
- 17 P. Macs
- 18 NoLita
- 19 777
- 20 Opium
- 21 Temple Bar
- 22 The Olympia
- 23 The National Gallery
- 24 The National History Museum
- 25 Dublin Castle

CAR PARKING

- 26 Q Park St. Stephens Green
- 27 Drury Street Car Park
- 28 Trinity Street Car Park

HOTELS

- 29 Radisson Blu Royal Hotel Dublin
- 30 The Premier Inn (under construction)
- 31 The Central Hotel
- 32 The Westbury
- 33 The Marlin Hotel
- 34 The Fitzwilliam Hotel Dublin
- 35 The Shelbourne Hotel
- 36 The Merrion

NEARBY FUTURE DEVELOPMENTS

- 37 DIT Kevin Street Campus
- 38 DIT Aungier Street Campus

PARKS

- 39 St. Stephens Green
- 40 St. Patrick's Cathedral
- 41 Merrion Square

- Dublin Bikes Station

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DESCRIPTION

No. 16 Aungier Street comprises a three storey over ground floor level mid-terraced property finished with a wooden shop front at ground floor level and a traditional red brick façade to the upper floors.

At ground floor level, the property comprises a newly refurbished restaurant with fully fitted kitchen extending to approx. 99.17 sq. m. (1,067.51 sq. ft.), with a further 25.85 sq. m. (278.27 sq. ft.) of storage space at mezzanine level.

The upper floor levels are arranged to provide six x 1-bedroom self-contained residential units with gas-fired central heating and uPVC double glazed windows.



TENANCY SCHEDULE

Unit		Lease Start	Term	Rent Review	Rental Income
Restaurant	Boazi Ltd. t/a Big Fan	11/7/2005	35 Years	Every 5 years	€50,000
Apartment 1A	Private Tenant	21/10/2020	12 Months	Annual	€14,160
Apartment 1B	Vacant	-	-	-	€16,200*
Apartment 2A	Private Tenant	25/08/2020	12 Months	Annual	€12,840
Apartment 2B	Private Tenant	30/10/2019	12 Months	Annual	€11,700
Apartment 3A	Private Tenant	12/02/2014	12 Months	Annual	€10,872
Apartment 3B	Private Tenant	28/11/2016	12 Months	Annual	€12,048
Total					€127,820*

*Assumes ERV for Apartment 1B @ €1,350pm

INDICATIVE FLOOR AREAS

Unit	Approx. sq m	Approx. sq ft
Restaurant	99.17	1,067
Restaurant Store	25.85	278
Apartment 1A	38.86	418
Apartment 1B	34.88	375
Apartment 2A	38.86	418
Apartment 2B	26.68	287
Apartment 3A	39.44	425
Apartment 3B	26.68	287
Total	330.42	3,555



TENANT PROFILE

Big Fan is an authentic Chinese/Asian Street Food offering, specialising in dishes predominantly from Northern China. The venture is backed and directly managed by an experienced operational team who have been involved in another long established restaurant brand in Dublin. The restaurant has also benefited from a fresh and stylish new interior fit out.



BIG FAN



FURTHER DETAILS

TITLE

We understand the property is held on 999 year lease from 25th March 1799.

DATA-SITE

www.16aungierstreet.com

VIEWINGS

Strictly by appointment with Knight Frank.



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