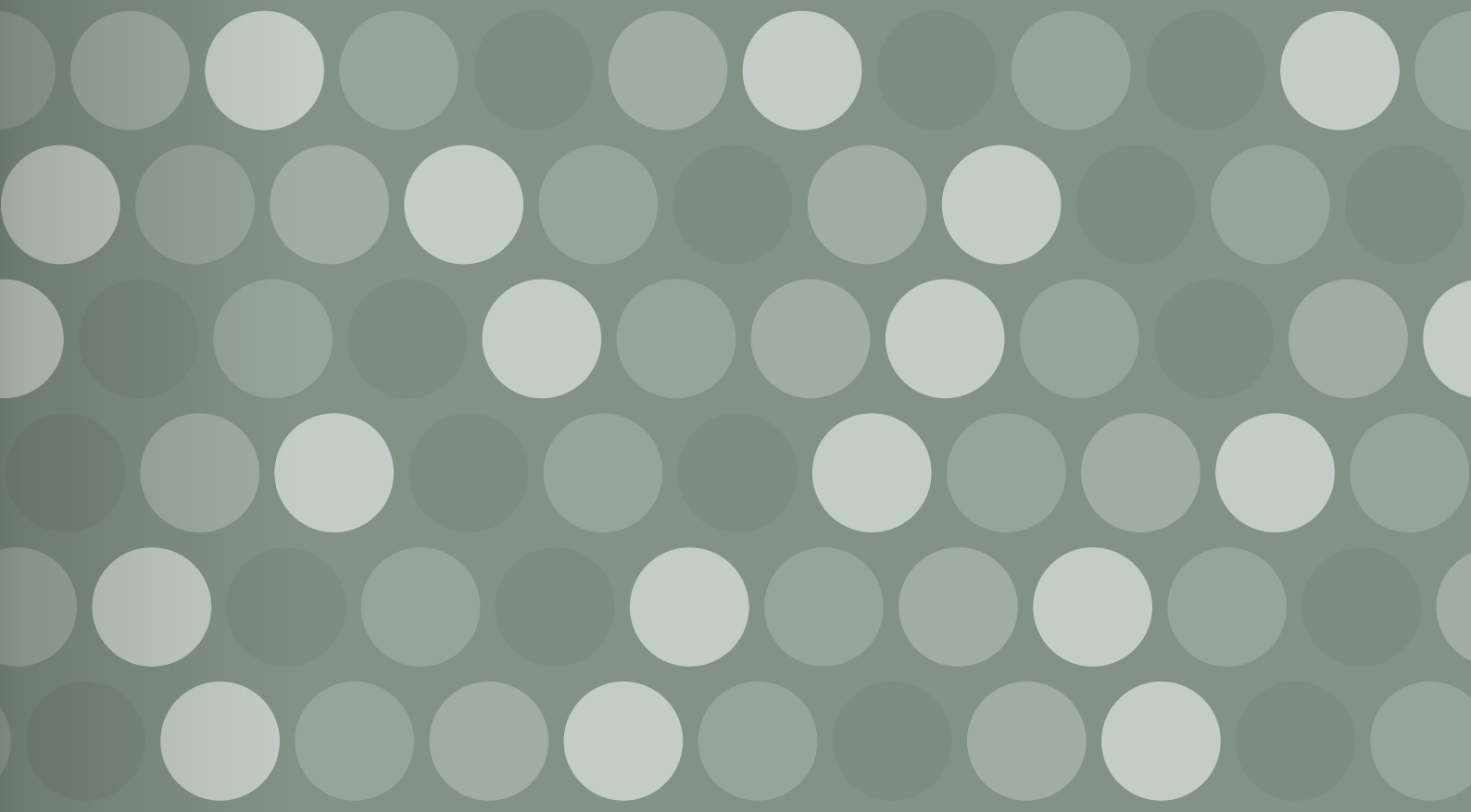


FOR SALE BY PRIVATE TREATY

Main Street •
Clongriffin

MIXED USE INVESTMENT OPPORTUNITY
8 RETAIL UNITS AND 5 RESIDENTIAL UNITS



Main Street Clongriffin

INVESTMENT HIGHLIGHTS



Key location on
Main Street and
Park Avenue
Clongriffin



Location is well
connected to the
city centre via Dart,
train and bus



8 ground floor
commercial units,
2 three bedroom
units and 3 two
bedroom plus
study units



Commercial
extends to 917 sq m
and the residential
extends to
483 sq m



Overall gross
income of
€150,419
per annum



Significant
reversionary
potential through
leasing of vacant
commercial units

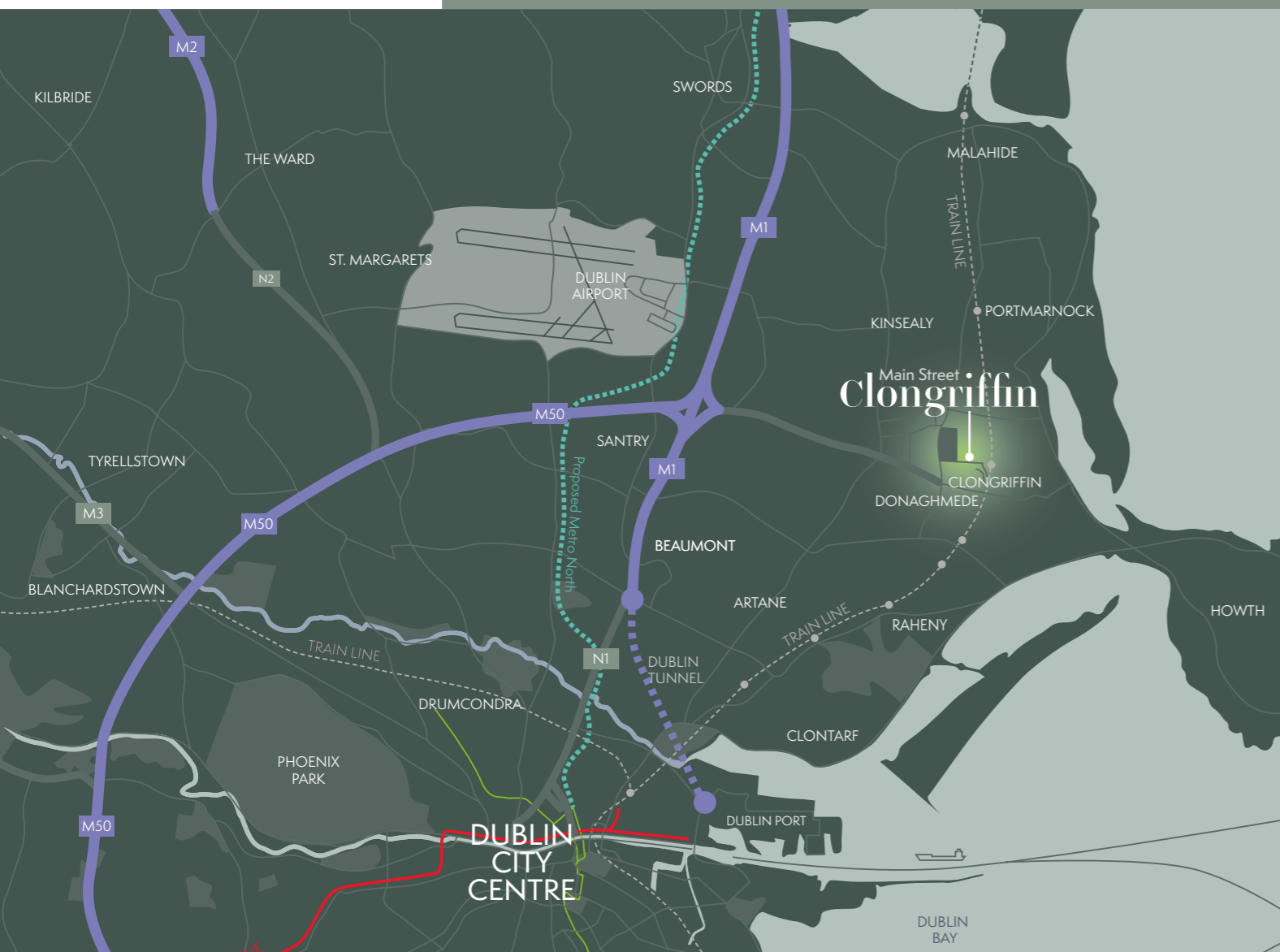
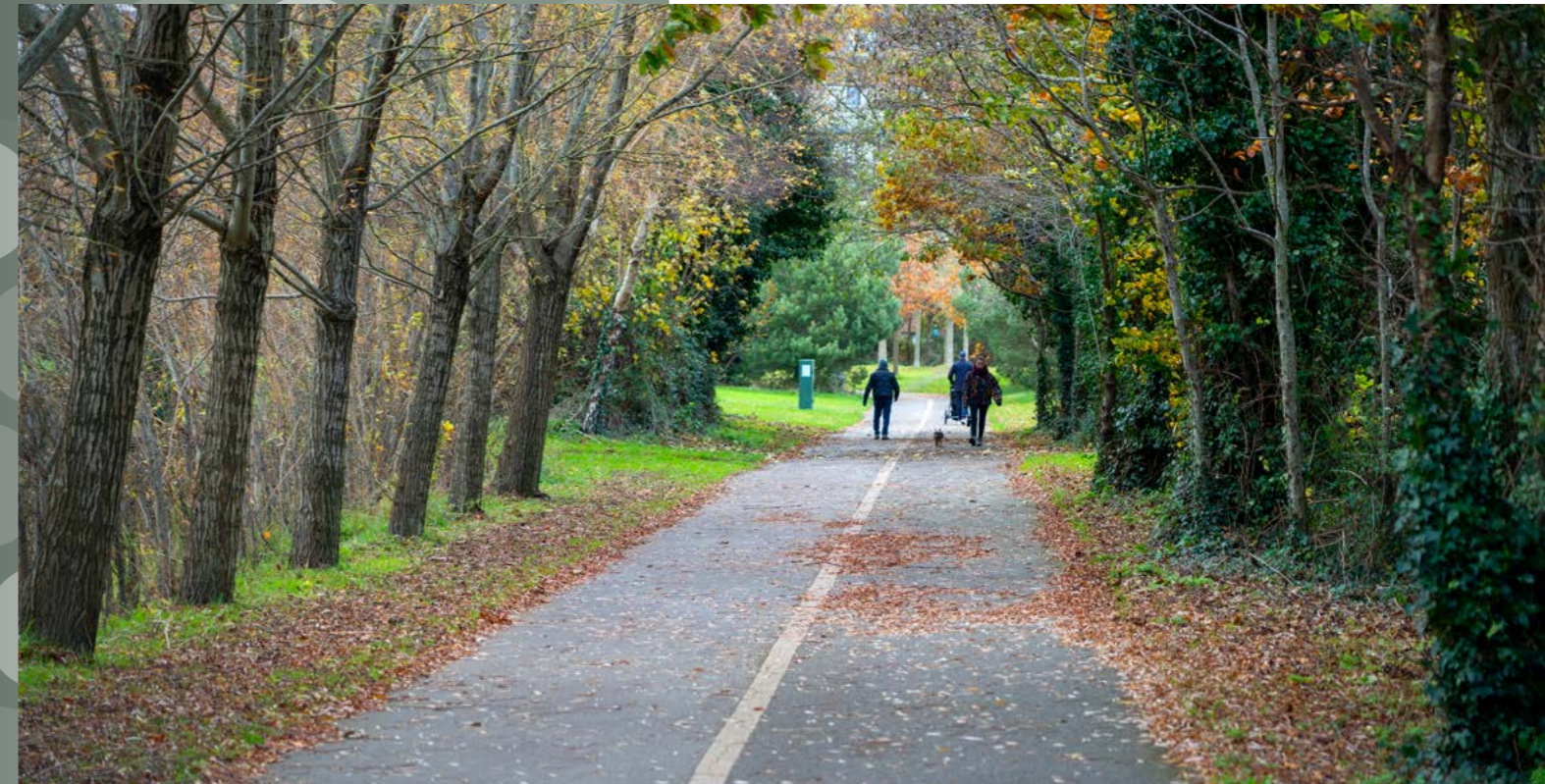




LOCATION

Located 10 kilometres north east of Dublin City Centre, Clongriffin is a vibrant suburb of north Dublin. The area has a number of schools, a leisure centre and an excellent amenity in Father Collins Park which provides 26 acres of parklands to the local community including playgrounds, a cycle track, sports fields and a skate park.

There is plenty of neighbourhood retail in Clongriffin serving the local community and there are nearby shopping centres and retail parks such as Clarehall Shopping Centre and Donaghmede Shopping Centre. Dublin Airport is 9 kilometres from Clongriffin which is also a major employer in the area. In addition there are a number of business parks surrounding Dublin airport which are home to major national and international employers.



TRANSPORT

Located outside the units on Main Street is a Dublin Bus stop which is served by the 15 Dublin Bus Route. From here it is a 34 minute bus journey to the city centre. Also, located 600 metres, a 8 minute walk, is the Clongriffin Train Station which is served by the Dart and commuter rail line connecting the area to Dublin City Centre via Connolly Station, Tara Street and Pearse Street Station, Dundalk to the north and Bray to the south. It is a short 19 minute rail journey to the city centre.

DESTINATION	TIME
Father Collins Park	2 mins walk
Clongriffin Train Station/ Town Centre	8 mins walk
Clarehall Shopping Centre	6 min drive
Donaghmede Shopping Centre	6 min drive
Dublin Airport	22 mins drive
IFSC/ North Docklands	35 mins public transport
O'Connell Street/ Henry Street	40 mins public transport

DESCRIPTION



RESIDENTIAL

Located on Park Avenue and Main Street the five apartments are located across four blocks. The units consist of 3x two bed plus study duplexes, 1x three bed duplex and 1x three bed apartment. The apartments range from 93 sqm to 103 sqm metres in size.



Four of the five residential units are fully let to residential tenants and generating a gross annual income of €80,284. When fully let the gross annual income is €100,984, based on the previous rent received on the vacant unit.



COMMERCIAL

The commercial element comprises eight ground floor retail and restaurant units fronting onto Main Street, Clongriffin with six of the units located within Block 1 and two units in Block 2, extending to a total of approx. 917 sqm.



Main Street Clongriffin

Four of the six retail units within Block 1 are occupied and generating a gross annual income of €70,135. Tenants in situ include Centra, Park Lane Chinese Restaurant and Revv Barbers.

The two retail units in Block 2 are currently in shell condition and extend to approximately 183 sq m each.

TENANCY SCHEDULE

RESIDENTIAL

Unit	Address	No. Beds	Size Sq M*	Car Spaces	Lease Start Date	Gross Income Per Month	Gross Income Per Annum
Apartment 10	54 Main Street	3 Bed	93	1	01/08/2020	€2,025	€24,300
Duplex apartment 3	1 Park Avenue	3 Bed	103	2**	Vacant	-	-
Duplex apartment 5	2 Park Avenue	2 bed plus study	96	2**	04/02/2022	€1,418	€17,016
Duplex apartment 6	2 Park Avenue	2 bed plus study	97	2**	30/05/2013	€1,462	€17,548
Duplex apartment 6	3 Park Avenue	2 bed plus study	94	2**	28/07/2017	€1,785	€21,420
Total			483	9		€6,690	€80,284***

*Areas are provided and approximate only. Prospective purchasers will need to verify all areas provided to their own satisfaction.

**Double banked car space.

*** Vacant apartment was previously let at €20,700 per annum. When fully let the gross income is €100,984 per annum.

COMMERCIAL

Unit	Block	Size Sq M*	Tenant	Lease Start Date	Lease End Date	Gross Income Per Annum
52 Main Street	Block 1	151	Centra	26/03/2007	25/03/2032	€28,175
56 Main Street	Block 1	63	Vacant			
60 Main Street	Block 1	60	Dublin City Council	No Lease	No Lease	-
64 Main Street	Block 1	60	REVV Barbers	01/10/2018	01/10/2038	€10,000
68 Main Street	Block 1	64	Vacant			
72 Main Street	Block 1	153	Park Lane Chinese Restaurant	21/11/2007	21/11/2032	€31,960
50 Main Street	Block 2	183	Vacant			
34 Main Street	Block 2	183	Vacant			
Total		917				€70,135

*Areas are provided and approximate only. Prospective purchasers will need to verify all areas provided to their own satisfaction.



BER
RESIDENTIAL

BER B2 D2

BER
COMMERCIAL

BER C1 D1

TITLE

The assets are held by way of Long Leasehold.

WEBSITE

mainstreetclongriffin.ie

VIEWINGS

Viewing strictly by appointment through joint agent Knight Frank and Colliers. Two residential units can be viewed online via a 3D Matterport Virtual Tour. Link provided on the website.

AGENTS DETAILS



20-21 Upper Pembroke Street,
Dublin 2,
D02 V449

T: +353 (0)1 634 2466
www.knightfrank.ie

ROSS FOGARTY
ross.fogarty@ie.knightfrank.com

EMMA COURTNEY
emma.courtney@ie.knightfrank.com



Hambleden House,
19-26 Pembroke Street Lower,
Dublin 2, D02 WV96

T: +353 (0)1 633 3700
www.colliers.ie

RICHARD BIELENBERG
richard.bielenberg@colliers.com

NIALL DELMAR
niall.delmar@colliers.com

SOLICITOR DETAILS

**SMITH FOY
& PARTNERS**

SOLICITORS

59 Fitzwilliam Square,
Dublin 2

T: +353 (0)1 676 0531
www.smithfoy.ie

JAMES FOY
james.foy@smithfoy.ie

These particulars are issued by HT Meagher O'Reilly LTD trading as Knight Frank and Colliers on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only, they are given in good faith and believed to be correct, and any intending purchaser/tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. Neither HT Meagher O'Reilly LTD trading as Knight Frank or Colliers or any of their employees have any authority to make or give any representation or warranty in respect of this property. All maps reproduced by permission of the Ordnance Survey Ireland - Licence Number AU0044104