

FOR SALE BY PRIVATE TREATY

EIRPAGE HOUSE & 55 MAIN STREET

DONNYBROOK, DUBLIN 4



www.knightfrank.ie

Secure income with long term redevelopment potential





Key Features



EXCELLENT OPPORTUNITY TO ACQUIRE AN ESTABLISHED NEIGHBOURHOOD CENTRE WITH PRIME RESIDENTIAL REDEVELOPMENT POTENTIAL (S.P.P)



LARGE SITE IN THE HEART OF DONNYBROOK CONSISTING OF APPROX. 0.241 ACRES (0.098 HECTARES)



PASSING INCOME OF APPROX. *€406,950 PER ANNUM



ATTRACTIVE WAULT TO BREAK OF APPROX. **4.52 YEARS



MIXED USE SCHEME CONSISTING OF 12,583 SQ FT OF OFFICE AND RETAIL ACCOMMODATION BENEFITTING FROM 7 SECURE CAR PARKING SPACES



ZONED Z4 'TO PROVIDE FOR AND IMPROVE MIXED SERVICES FACILITIES' PROVIDING LONG TERM REDEVELOPMENT POTENTIAL S.P.P



Perfectly Located

Donnybrook is one of Dublin's most affluent and established suburbs, located just 2.5 kilometres south of the city centre. The area benefits from strong footfall and consistent demand for retail, food and beverage, and convenience services, driven by its proximity to major employment hubs, schools, embassies, and sporting venues. The subject property occupies a prominent position on Donnybrook Road, directly opposite Donnybrook Stadium.

The location offers excellent connectivity, with frequent public transport links along the N11 corridor and convenient access to Ballsbridge, Sandymount, Milltown, and Clonskeagh. University College Dublin, situated approximately 3 kilometres to the south.

	WALK	BIKE	CAR
BALLSBRIDGE	12 MINS	04 MINS	05 MINS
RANELAGH	21 MINS	07 MINS	06 MINS
AVIVA STADIUM	22 MINS	09 MINS	08 MINS
MILLTOWN	18 MINS	05 MINS	05 MINS
SANDYMOUNT	30 MINS	10 MINS	08 MINS
ST STEPHENS GREEN	28 MINS	10 MINS	09 MINS
DUBLIN AIRPORT			25 MINS



ST MARY'S LAWN TENNIS CLUB

DONNYBROOK CRESCENT

DUBLIN CITY CENTRE

DX LIVING

EIRPAGE HOUSE & 55 MAIN STREET

DONNYBROOK HOUSE

DONNYBROOK LAWN TENNIS CLUB

QUALITY BUS CORRIDOR

CONSTRUCTION OF 143 BEDROOM APART-HOTEL

ENERGIA PARK



*Outlines are for illustration purposes only.



Fired Up Pizza



The Dental Suite

The Property.

Eirpage House and 55 Main Street, Donnybrook is a three storey building, providing office and retail accommodation, extending to approximately 12,583 sq. ft. finished in traditional red brick style with glazed shop fronts on the ground floor.

The building benefits from frontage onto Donnybrook Road, with access to the buildings available from Donnybrook Road to the front and The Crescent to the rear.

The location offers exceptional building visibility on one of the main arterial routes in and out of Dublin City Centre.

The rear access from The Crescent also provides a secure gated entrance, car or bicycle parking and long term potential redevelopment opportunities, subject to planning permission.

The asset comprises four ground floor retail units with office accommodation located on the first and second floors.

The office accommodation benefits from shower and changing facilities and currently comprises exposed ceilings, air-conditioning, raised access floors, partitioned offices/meeting rooms and a fitted canteen.

Potential Repositioning Opportunities (S.P.P.)

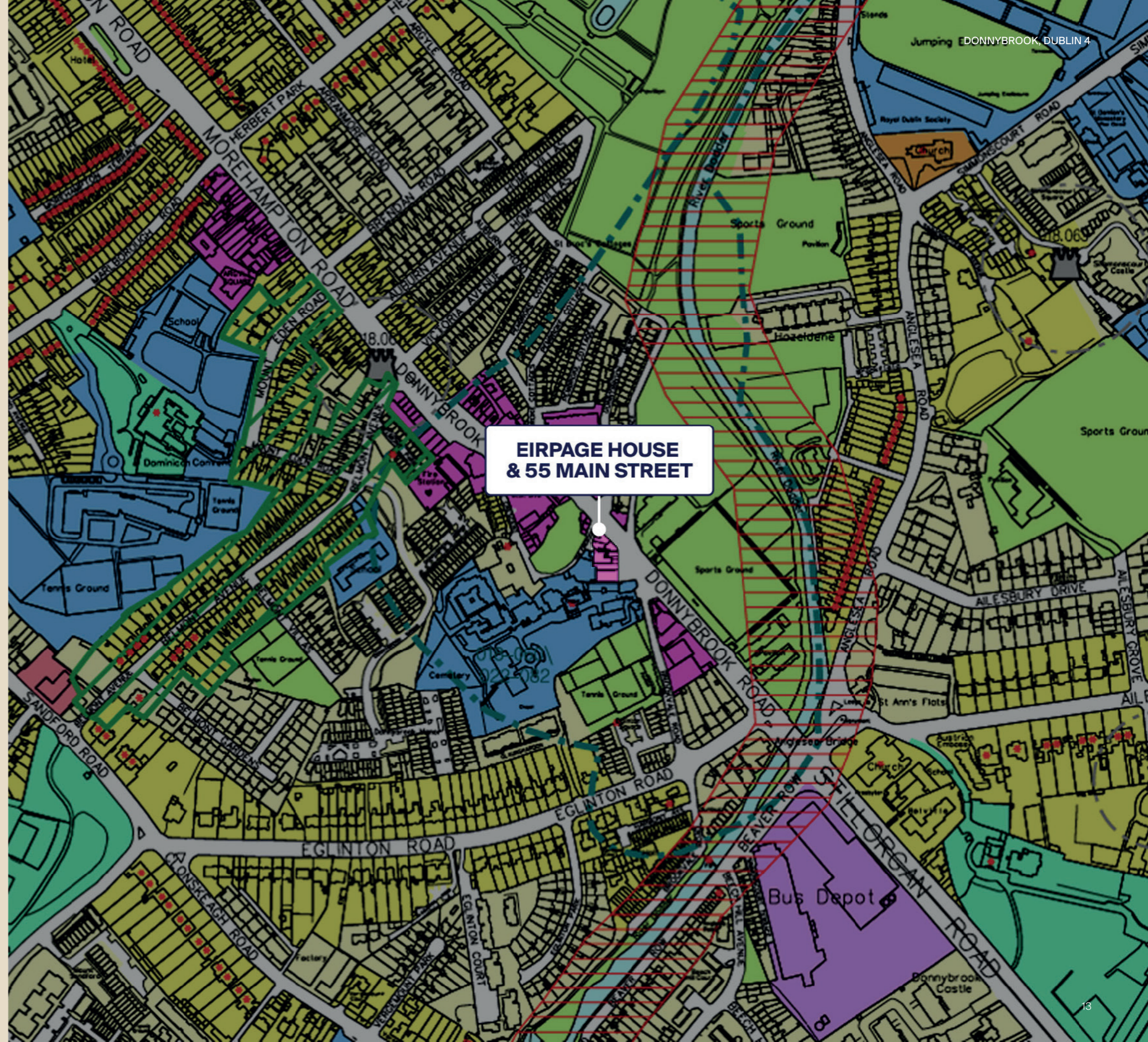
As per Dublin City Development Plan 2022-2028, the subject property is zoned in objective Z4, meaning it will be used 'To provide for and improve mixed-services facilities'.

The Z4 zoning designation allows Eirpage House and 55 Main Street, Donnybrook to be used for various purposes, including hotel, medical and related consultants, offices, residential, restaurant, sports facility and recreational uses, among many others.

The property offers outstanding development and repositioning potential (S.P.P.) by virtue of its highly flexible Z4 zoning and exceptional site profile.

Benefitting from approximately 25 metres of prominent frontage onto Donnybrook Road, one of Dublin 4's most prestigious arterial routes, the asset is ideally placed to capitalise on a wide range of future uses.

Its scale, visibility, and location at the heart of a well established and affluent neighbourhood make it particularly well suited for a landmark mixed-use scheme or bespoke redevelopment that responds to strong local demand across residential, hospitality, healthcare, and commercial sectors.





Tenancy Schedule

Building	Demise	Tenant	Module Area's (Sq.Ft.)	Lease Area'a (Sq. Ft.)	Car Parking	Rent P.A. (€)	Lease Term	Lease Start / End	Review Date	Break Option
Eirpage House	Retail Unit 1	Café Nero	1,526	1,560	0	€55,000	5 Years	Overholding from 21/08/2024	N/A	N/A
Eirpage House	Retail Unit 2	Havana	746		0	€30,750	10 Years	07/09/2024 - 06/09/2034	07/09/2029	06/09/2030
Eirpage House	Retail Unit 3	Vacant with 1 Year Rental Underwrite	1,455		0	€58,200	1 Year	N/A	N/A	N/A
Eirpage House	1st & 2nd Floor	Vodafone	5,058		7	€153,000	35 Years	04/03/1996 - 03/03/2031	03/03/2026	N/A
55 Main Street	Ground Floor Retail	Fired Up Pizza	1,368	1,420	0	€55,000	15 Years	29/08/2023 - 28/08/2038	29/08/2028	28/08/2028
55 Main Street	1st & 2nd Floor	Anti Ageing Cosmetics	2,430	2,395	0	€40,000	10 Years	17/03/2023 - 16/03/2033	17/03/2028	N/A
Eirpage House	Phone Mast	Vodafone	N/A	N/A	0	€15,000	35 Years	04/03/1996 - 03/03/2031	N/A	N/A
TOTAL			12,583		7	€406,950				

Notes - All prospective purchasers are advised to satisfy themselves as to the accuracy of any tenancy information, measurements and site areas referred to herein, and must undertake their own due diligence.

1. Please note that the 1st and 2nd Floors in Eirpage House and the 2nd floor in 55 Main Street are currently subleased. 2. Please note that the Vendor is willing to agree to a 1 year rental undwrite for unit 3 at the above rent. 3. Café Nero are overholding their existing lease. A new 5-year term starting from 21/08/2024 at a rent of €46,800 has been agreed. These details are subject to the lease re-gear being signed..

For any enquiries



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Viewings

By appointment with Sole Agent Knight Frank

Guide Pricing

Offers in excess of €4,500,000

Method Of Sale

For sale by private treaty

Title

Part Freehold and Part Leasehold

BER



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