For Sale by Private Treaty

(In One or Separate Lots)

Numbers 32,35 & 36, Grafton Hall, Aungier Street, Dublin 2

(Tenants not affected)

- Superbly located, south city centre commercial parade

- Situated opposite to DIT Aungier Street while immediately convenient to Wexford Street and Camden Street

- Three commercial units, held on recently renewed, long term leases generating a total passing rent €64,000 per annum exclusive
Location
The subject units occupy a prominent position on this key south city arterial route linking to South Great Georges Street to Wexford Street/ Camden Street while also immediately convenient to St. Stephens Green.

Aungier Street and its surrounding environs has transformed in recent years into a vibrant and bustling food, beverage, entertainment and social quarter.

Description
The opportunity comprises of three, modern, fully serviced, self-contained, own door commercial units with glazed frontage and prominent street fascia signage.

Tenancy Details
No.32 Aungier Street is leased to Michael Ryan t/a Dublin Pizza Company subject to a net passing rent of €18,000 p.a for a term of 15 years from 3rd August ’18.

No.35 Aungier Street is leased to Michael Ryan t/a Dublin Pizza Company subject to a net passing rent of €28,000 p.a for a term of 15 years from 6th August ’18.

No.36 Aungier Street is leased to Pawan Preet Singh t/a Mobile Fix subject to a net passing rent of €18,000 p.a for a term of 15 years from 1st August ’18.

Accommodation Schedule (Net Internal Area)

<table>
<thead>
<tr>
<th>Unit Number</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. 32 Dublin Pizza Company</td>
<td>20</td>
<td>215</td>
</tr>
<tr>
<td>No. 35 Dublin Pizza Company</td>
<td>90</td>
<td>538</td>
</tr>
<tr>
<td>No. 36 Mobile Fix</td>
<td>21</td>
<td>236</td>
</tr>
<tr>
<td>Total</td>
<td>91</td>
<td>979</td>
</tr>
</tbody>
</table>

(All parties are specifically requested to satisfy themselves as to the accuracy of the measurements provided and conduct their own due diligence)

Guide Price, Service Charge & Insurance
On Application

Viewing
All inspections are strictly by prior appointment

BER
Reports available upon request.

BER C1

BER C3

Agents
Savills
33 Molesworth Street
Dublin 2
+353 (0)1 618 1300
savills.ie

Stephen McCarthy
Head of General Retail Agency
+353 (0) 618 1349
stephen.mccarthy@savills.ie

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