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# 49 SANDYCOVE ROAD

Sandy Cove, Co. Dublin

Retail Investment Opportunity - For Sale by Private Treaty

Tenants Not Affected

## Investment Summary

- Suburban retail investment
- Two storey building extending to approximately 162.44 Sq. m (1,748 Sq. ft) with rear yard
- Tenants include Odells Bistro, The Wine Buff, Sandycove Vintage & Classics and Dalkey Motor Company
- WAULT of 4.38 years
- Total current rent passing of €54,600 p.a.
- Guide Price €525,000
- Net Initial Yield 9.86%

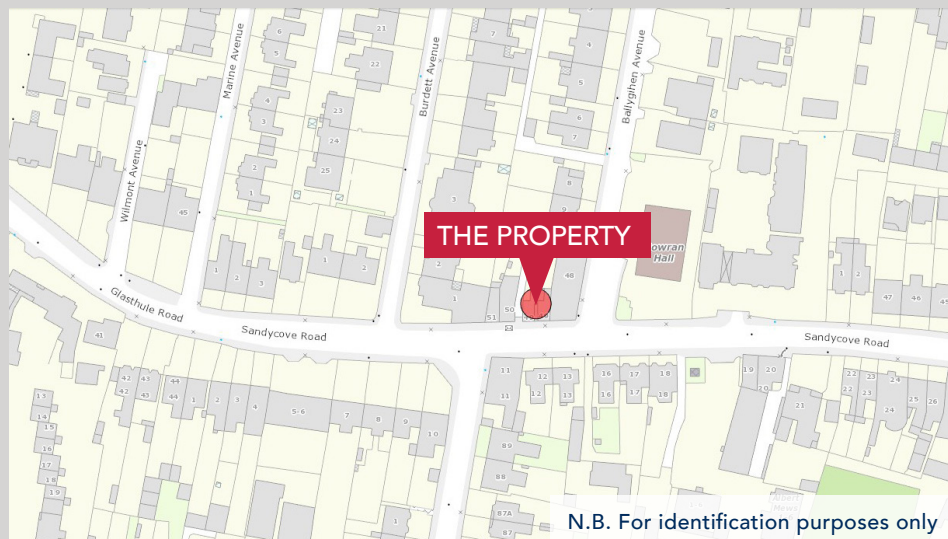
## Location

The subject property occupies a pivotal location in Sandycove Village, a South Dublin suburb approximately 13km from the City Centre and which is easily accessible from Dun Laoghaire and Dalkey Village.

The property is located on the northern side of Sandycove Road opposite the junction with Albert Road Lower. This affluent village is a thriving seaside suburb and is famous for its pubs and restaurants.

Sandycove and Glashule DART Station provides regular trains to Dublin City Centre, along with a number of bus routes from the town and the property is easily accessible from the N11 dual carriageway.

Commercial occupiers within the immediate vicinity include Cavistons, Rasan Indian Restaurant, 64, Spar and Weafer & Cooper.



## Description

49 Sandycove Road is a two storey building extending to approximately 162.44 Sq. m (1,748 Sq. ft) over ground and first floor and also has the benefit of a rear yard.

Internally the property comprises of two ground floor retail units which benefit from an extensively glazed frontage on to Sandycove Road and each unit benefits from independent access.

Located over the entire first floor is a restaurant which caters for 40 covers at any one time with a wine bar. Internal restaurant specification includes wood flooring, hardwood staircase, plastered and painted walls and a fully fitted commercial kitchen.

There is a yard located behind the property which is currently in use as a car dealership. The yard is accessed via a laneway between number 49 & 50.



## Schedule of Accommodation & Tenancy Summary

Floor	Type	Tenant	Area (Sq. m)	Area (Sq. ft)	Rent p.a. (€)	Rent ps. ft (€)	Commencement Date	Term Yrs	Expiry Date
Ground	Retail	Individual t/a Sandycove Vintage & Classics	40.47	435.62	16,800	38.57	01/12/14	7	30/11/2021
Ground	Retail	Accabell Ltd t/a The Wine Buff*	28.36	305.26	13,800	45.21	01/05/07	-	01/02/2012
First	Restaurant	Individual t/a Odells Bistro	93.61	1,007.61	14,400	14.29	01/10/87	35	30/09/2022
Yard	Rear Yard	Dalkey Motor Company	-	-	9,600	-	01/09/14	-	-
<b>Total</b>			162.44	1748.49	54,600				

\*The lease with Wine Buff is expired and the tenant is over-holding

## Title

Freehold/Leasehold

## VAT

Any VAT arising as a result of the transaction will be the responsibility of the purchaser.

## Rent

€54,600 Per Annum

## Guide Price

€525,000 (Net Initial Yield 9.86%)

## BER



## Viewing

Viewings are strictly by appointment with the sole selling agent.

## Contact

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PSRA Registration No. 001798

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