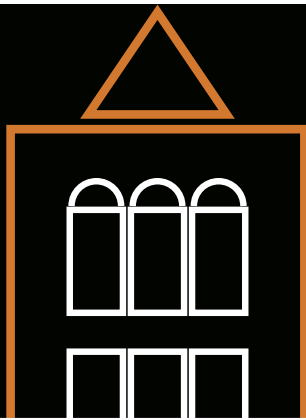


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**UPPER
BAGGOT
STREET**

HIGHLIGHTS

- Prime mixed use investment opportunity
- High profile position on Upper Baggot Street
- Fully let, producing €110,500 per annum
- Highly reversionary



LOCATION

Enjoying one of Dublin's most convenient and sought after locations, the property is perfectly positioned on busy Upper Baggot Street close to its junction with Eastmoreland Place.

The property is a short stroll from Crafton Street, St. Stephen's Green and the affluent villages of Ballsbridge and Donnybrook.

The immediate area is home to a host of high profile office occupiers including Bank of Ireland, Sky, LinkedIn, Fit Bit, EBS, Amazon, Storyful and Jazz Pharmaceuticals. Furthermore, the area offers a high concentration of bars, restaurants and cafés together with retailers including Tesco, Boots and Donnybrook Fair.

The area is well serviced by public transport including both the Luas, DART and numerous bus routes all within walking distance.



Numerous Dublin bus routes serve the immediate area



Ample on-street meter parking available on Upper Baggot Street



Dublin Bikes station available at Herbert Place



The DART is available at Lansdowne Road

DESCRIPTION

The property comprises an impressive Victorian building over four floors with restaurant on the ground floor and offices overhead. The ground floor presents in excellent condition and has been finished to the highest standard with a premium, high quality fit out in place. The main entrance opens to a bespoke cocktail bar with feature displays and mosaic flooring. The dining area is open plan and provides attractive banquette seating and stylish parquet flooring. The kitchens are located to the rear and the restaurant has the benefit of an outdoor seating area fronting onto Upper Baggot Street.

The upper floors are in office use and enjoy independent access from both Upper Baggot Street and Eastmoreland Lane to the rear via the car park. The accommodation is bright and spacious with general specification including carpeted floors, plastered and painted walls and ceilings and electric storage heating. The upper floors retain many original period features with original fire places and sliding sash windows. There is a substantial yard to the rear, accessed via Eastmoreland Lane, that accommodates two car parking spaces and a storage lockup for the restaurant. The entire extends to a total floor area of 3,580 sq.ft. (NIA).

TENANCY SCHEDULE

Tenant	Demise	Size Sq.m.	Size Sq.ft.	Term	Start Date	Break/Expiry Date	Passing Rent Per Annum
Eatilicious t/a Saba	Ground Floor	187.01	2,013	15 years	1st November 2015	31st October 2025	€85,000 *
Elmwood Centre	1st, 2nd and 3rd floor plus 2 car parking spaces	145.55	1,567	4 years and 9 months	8th March 2015	7th December 2019	€25,500
Total		332.57	3,580				€110,500

WAULT - 6.82 years.
* Rent is €42,500 in years 1 and 2 and €85,000 in years 3-5. The Vendor proposes to top up the rent to €85,000 until the fixed uplift in November 2017. Accordingly, the incoming purchaser will be in receipt of €85,000 should the sale close before November 2017. Full details available on request.

THE TENANTS

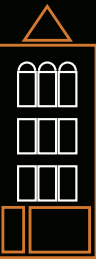


Saba is an award winning Thai and Vietnamese Eatery. Saba opened their first restaurant on Clarendon Street in Dublin city centre in 2006. Their Baggot Street premises opened its doors in 2015 and serves as a relaxed neighbourhood eatery with a more casual approach than their sister restaurant in the city centre but with all the same vibrancy and character.

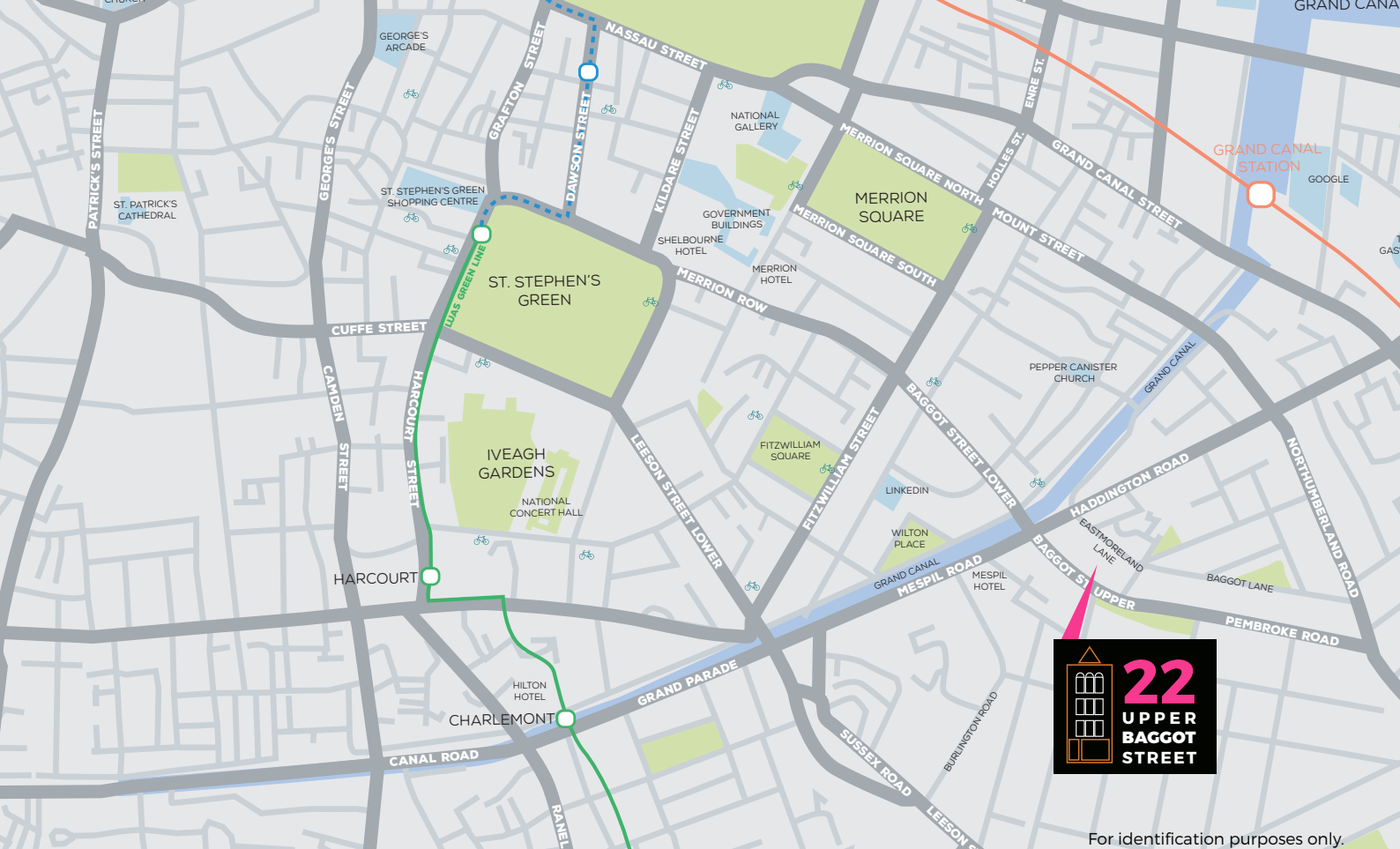
The Saba company also provides successful takeaway services under their "Saba To Go" brand with further premises in Rathmines, Windy Arbour, Dundrum and Deansgrange.



This Elmwood Centre, which was established in 1987, provides counselling and psychotherapy services. The practice now employs five full-time psychotherapists who offer a comprehensive range of services and expertise.



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UPPER
BAGGOT
STREET



For identification purposes only.

TITLE

We understand the property is held under Freehold title.

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