

For Sale

by Private Treaty

**Industrial/Retail Investment(Tenants not affected)
Ballymount, Dublin 12**



Unit 37 Fashion City, Ballymount, Dublin 12 760 sq m (8,180 sq ft)

- Excellent opportunity to acquire a retail, showroom and warehouse property in Fashion City, Ballymount, Dublin 12.
- The property is ideally located within close proximity to the M50 Motorway and all main national routes.
- The property is currently divided in four separate units, all of which are currently occupied.
- The building extends to 760 sq m (8,180 sq ft) and is of modern specification.
- The property is currently fully occupied under four tenancies and is achieving a rent of €67,134.15 + VAT exclusive of Rates and Service Charge. This equates to a net initial yield of 14.92% assuming standard purchasers costs. (Tenants not affected)

Brendan Smyth
Email: brendan.smyth@dtz.ie
Direct Tel: +353 1 639 9383

Johnny Hanrahan
Email: johnny.hanrahan@dtz.ie
Direct Tel: +353 1 639 9215

DTZ Sherry FitzGerald
164 Shelbourne Road
Ballsbridge
Dublin 4
Tel: +353 1 639 9300



Unit 37 Fashion City, Ballymount, Dublin 12

760 sq m (8,180 sq ft)

THE LOCATION

The property is situated within Fashion City, part of the M50 Business Park in Ballymount, south-west Dublin, approximately 9km from the City Centre. Fashion City is an exclusive development specifically for the fashion industry, and comprises of 40 industrial retail/warehouse units which have been purpose built for fashion wholesalers.

The estate is situated adjacent to the M50 Motorway on the north-east corner of the exit at Junction 10. The M50 provides direct access to the city centre as well as all the major arterial routes around the city. Major transportation hubs such as Dublin Airport and the Port Tunnel are also easily accessible from the M50 and can be reached in less than 20 minutes by car.

Public transport to the area is serviced by Dublin Bus and the Luas Red Line which connects the city centre with Tallaght in the south-west. Well known occupiers in the immediate vicinity include Amphibian King, F.C. Moda, Champion Sports and TV3.

DESCRIPTION

The property comprises a mid-terraced retail/showroom building of steel frame construction which has been sub-divided to accommodate for four separate units, two on the ground floor and two on the first floor.

Access to the unit is via an intercom front door where there is then separate access to all of the units. To the rear there is an automated roller shutter door which serves three of the units and also a double pedestrian door which only serves Unit 37D.

The building itself is of steel frame construction with a twin-skin insulated metal deck roof incorporating perspex roof panels. Externally, there is metal cladding to the rear elevations and a part glazed front elevation with metal cladding over.

Parking is catered for at the front of the property with four designated spaces provided and further parking available at the rear of the building.

The individual units themselves consist of a mix of retail, showroom and office accommodation. Finishes include a mix of tiled and laminate flooring, plastered and painted walls, suspended ceilings with inset florescent lighting and air handling systems. Internally, three of the units have glass partitioning which provides excellent showroom space therein.

ACCOMMODATION

The approximate floor areas for both the entire property and the individual units are as follows;

Entire Property (Including communal areas) - (GIA)

| | Sq M | Sq Ft |
|--------------|------------|--------------|
| Ground Floor | 380 | 4,090 |
| 1st Floor | 380 | 4,090 |
| | 760 | 8,180 |

Per unit (Excluding communal areas) - (GIA)

| | Sq M | Sq Ft |
|--------------------------|------|-------|
| Unit A (1st floor Right) | 200 | 2,153 |
| Unit B (1st floor Left) | 171 | 1,841 |
| Unit C (Grd floor Left) | 262 | 1,744 |
| Unit D (Grd floor Right) | 190 | 2,045 |



TENANCY SCHEDULE

| Unit | Location | Sq M | Sq Ft | Tenant | Rent Per Annum | Tenancy Details |
|---------------|--------------------|------------|--------------|------------------|-----------------------------|---|
| A | 1st Floor Right | 200 | 2,153 | Prime Skates Ltd | €18,000 + VAT ex. | 1 Year Letting Agreement expiring 31 December 2015 |
| B | 1st Floor Left | 171 | 1,841 | CJ Agencies | €14,634.15 + VAT ex. | 1 Year Letting Agreement expiring 30 June 2015. The Tenant has been in occupation for approx. 3 years |
| C | Ground Floor Left | 162 | 1,744 | Elli Wholesale | €16,500 + VAT ex. | 1 Year Letting Agreement expiring 31 August 2015 |
| D | Ground Floor Right | 190 | 2,045 | Dr Bear | €18,000 + VAT ex. | 2 year Letting Agreement expiring 31 January 2017. |
| Totals | | 723 | 7,782 | | €67,134.15 + VAT ex. | |

All rents exclusive of Rates and Service Charge
Tenants not affected

BER DETAILS

BER C1

Ber No. 800356792

Energy Performance Indicator:

547.57 kWh/m²/yr 1.08



Unit 37 Fashion City, Ballymount, Dublin 12

760 sq m (8,180 sq ft)

PRICE

On Application

VIEWINGS

Strictly by appointment with sole agents
DTZ Sherry FitzGerald

SERVICES

All mains services are connected to the buildings

TITLE

Freehold

VAT

This sale is subject to VAT

CONTACT

Brendan Smyth

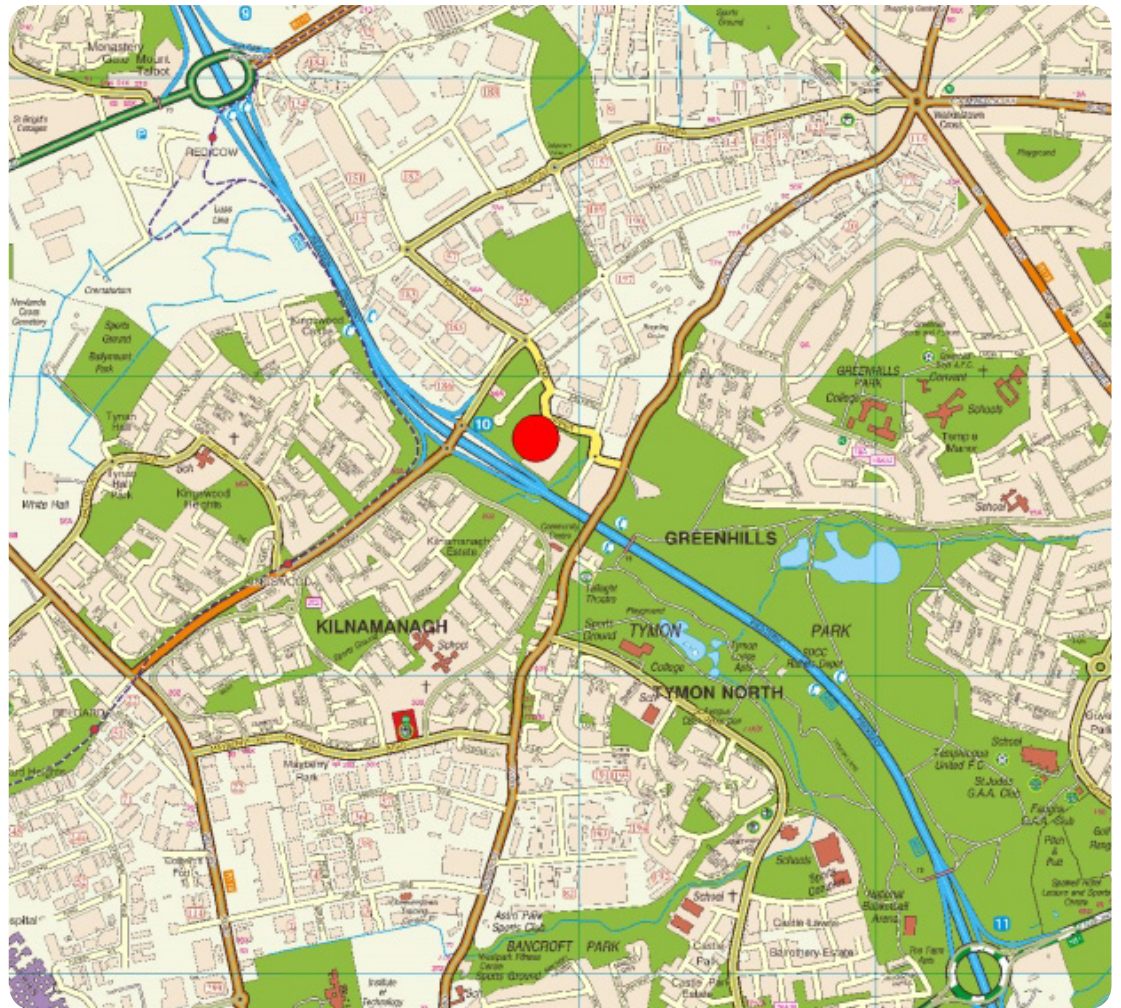
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Conditions to be noted 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. 7. DTZ Sherry FitzGerald Registration Number: 002222.

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