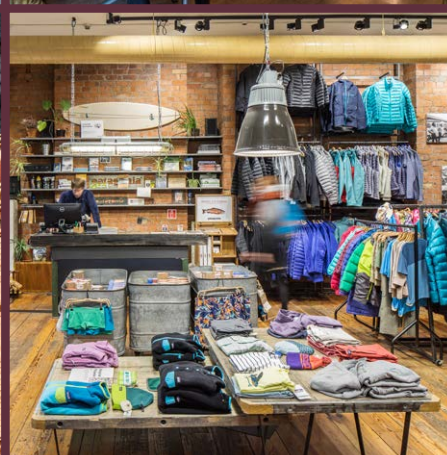




ST ANDREWS HOUSE DUBLIN 2

22-34 EXCHEQUER STREET &
4-5 SOUTH WILLIAM STREET

For Sale by Private Treaty
Tenants not Affected

CBRE

EXECUTIVE SUMMARY

- St Andrews House is a mixed used building situated in the heart of Dublin's better known Creative Quarter.
- The building has unrivalled frontage onto both Exchequer Street and South William Street. Situated just metres from Grafton Street, the building benefits from a high volume of pedestrian traffic.
- The property comprises 1,464 sq m (15,762 sq ft) of retail, office and residential accommodation over four storeys.
- Seven retail units at ground floor level comprising 539 sq m (5,798 sq ft).
- Three floors of office accommodation with divisible floor plates of approx. 204 sq m (2,200 sq ft) with access off Exchequer Street.
- Three 2 bedroom residential units, accessed off South William Street.
- The property is currently 81% let and producing a rental income of €532,264 per annum.
- Featuring a varied retail tenant mix including Cowboys and Angels Hairdressers, Patagonia, Graham Shoes, The Simon Community and Skinfull Affairs.
- WAULT of 5 years (to break option). WAULT of 8.69 years to expiry.

The property has unrivalled frontage onto both South William Street and Exchequer Street, just metres from Grafton Street and benefits from a high volume of pedestrian traffic



ST ANDREWS HOUSE
DUBLIN 2



**ST STEPHENS GREEN
SHOPPING CENTRE**

**WESTBURY
HOTEL**

**POWERSCOURT
CENTRE**

**GEORGES STREET
ARCADE**

ST ANDREWS HOUSE

**FORMER CENTRAL
BANK**

H&M

MARKS AND SPENCERS

BROWN THOMAS

TRINITY COLLEGE

**ABERCROMBIE
AND FITCH**

**BANK
OF IRELAND**

LOCATION

The property is situated in the heart of Dublin City Centre, occupying a high profile position fronting both Exchequer Street and South William Street. The area which in 2012 was renamed 'The Creative Quarter' has been the subject of significant rejuvenation over the past number of years and is now a thriving retail destination, just a stone's throw from Dublin's premier retail street, Grafton Street. A host of world class retailers are situated metres from the building including department stores Brown Thomas and M&S and international retailers such as River Island, Boots, Tommy Hilfiger, Office Shoes, Abercrombie and Fitch, H&M and Pandora.

The surrounding streets are occupied by a wide range of retail uses and feature well known retail brands such as Butlers Café, French Connection, Benefit Cosmetics, Kiehls, Ecco, Fat Face, Fallon and Byrne, Gourmet Burger Company and Dakota Bar. A number of Dublin's finest hotels are also within close proximity including The Westbury, The Shelbourne, The Westin and Brooks Hotel.

*Just a stone's
throw from
Dublin's
premier retail
street Grafton
Street.*



At the centre of Dublin's Creative Quarter

SURROUNDING OCCUPIERS



TRANSPORT



Luas Green Line

7 minute walk

The Luas green line provides connection between Dublin city centre and Dublin's affluent south suburbs. St Stephens Green Luas station is situated within a short walking distance. The Luas Cross City, which will connect the existing Red and Green Luas lines is due for completion in 2017 and will further enhance the accessibility of the city centre.



Dart

10 minute walk

The DART light rail service connects the north and south suburbs via the city centre. The closest Dart station is situated at Tara Street.



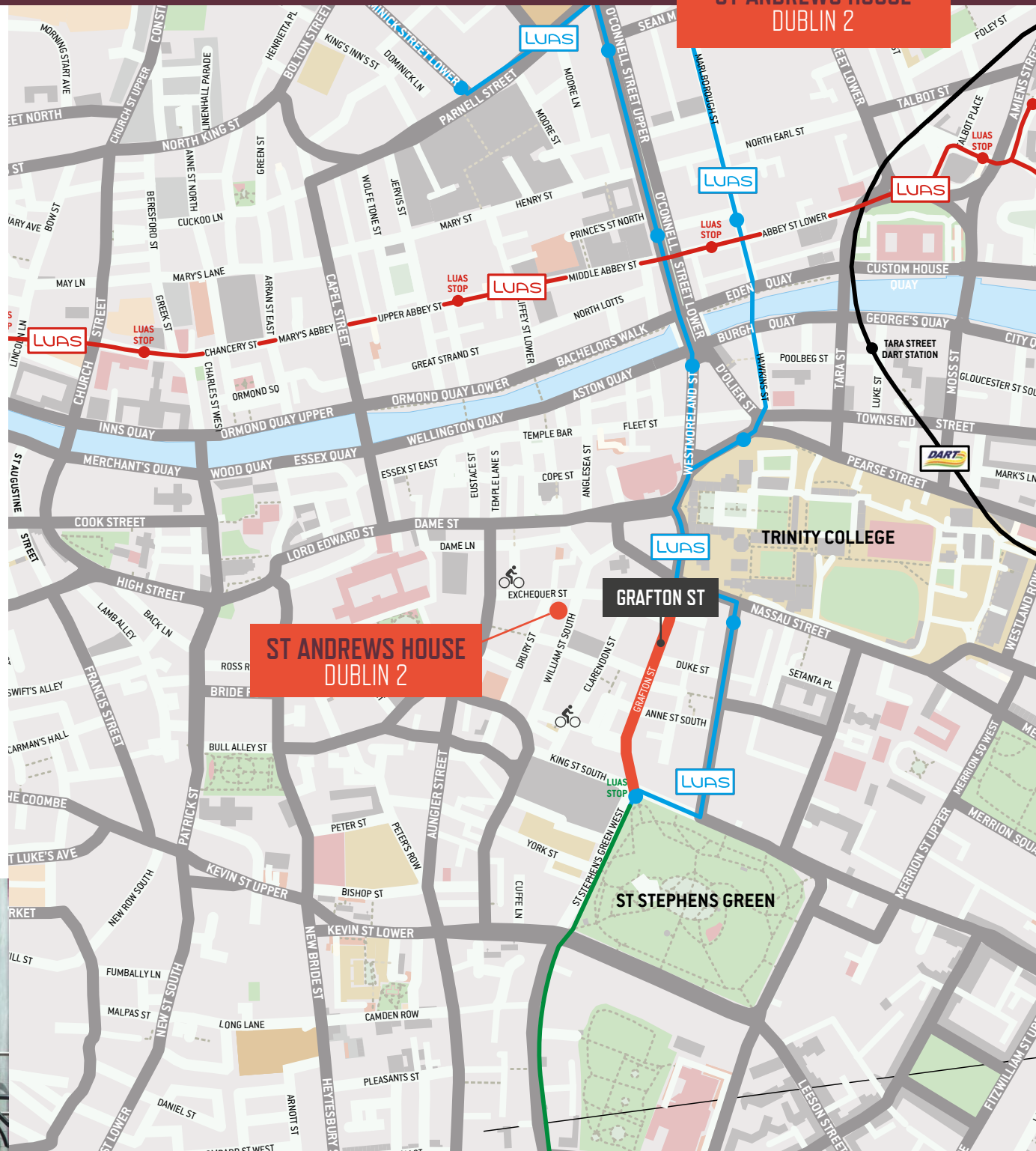
Dublin Bus

Dublin Bus provide frequent services from the surrounding streets including Georges Street, College Green, Nassau Street and St Stephens Green.



Dublin Bikes

The popular Dublin Bikes scheme has numerous stops in the vicinity including Exchequer Street and Clarendon Street.



ST ANDREWS HOUSE
DUBLIN 2

DESCRIPTION

RETAIL

There are seven retail units at ground floor level, five of which front onto Exchequer Street and two which front onto South William Street. The retail units range in size from 43 sq m. (459 sq ft) to 125 sq m (1,344 sq ft) and provide over 45 metres of frontage onto both streets. The retail units are fully let with the exception of one unit and are occupied by a complimentary tenant mix who's trade benefits from the high pedestrian footfall in the area.

OFFICE

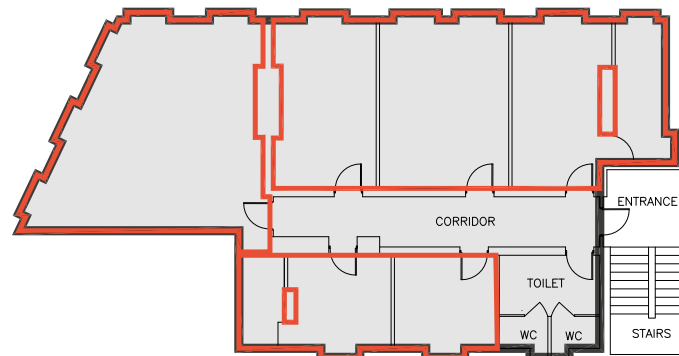
The upper floors of the building comprise office space which is accessed from a single entrance point off Exchequer Street. The office accommodation comprises floor plates of approximately 204 sq m (2,200 sq ft) which can be divided in two. The office accommodation is Victorian style office space with large cellular rooms accessed from a central corridor at each floor level. The vacant office space has recently been refurbished and offers spacious, bright accommodation.

RESIDENTIAL

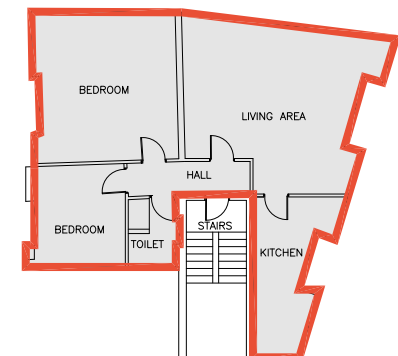
There are three 2 bedroom residential units included in the sale accessed off South William Street. There is one apartment at each floor level which comprises living room, separate kitchen, bathroom and two bedrooms. Each apartment is approximately 93 sq m and (1,000 sq ft).



TYPICAL OFFICE FLOOR PLAN



TYPICAL RESIDENTIAL FLOOR PLAN



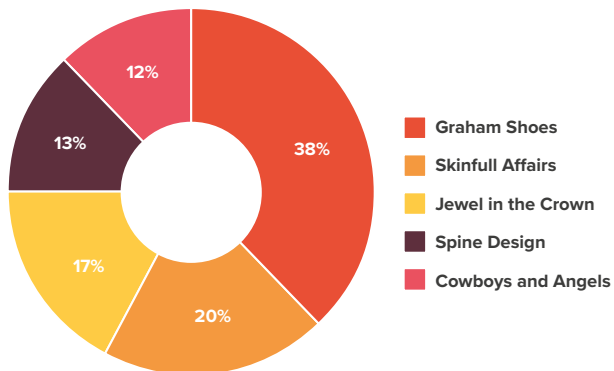
The building comprises a mixture of retail, office and residential units with a total area is approximately 1,464 sq m (15,762 sq ft)



TENANCY

- **81% OCCUPIED**
- **10 COMMERCIAL TENANTS**
- **PRODUCING A RENTAL INCOME OF €532,264 PER ANNUM. SET TO INCREASE TO IN EXCESS OF €600,000 IN THE SHORT TERM.**
- **WAULT 5 YEARS (TO BREAK OPTION). WAULT OF 8.69 YEARS TO EXPIRY**
- **VACANT RETAIL AND OFFICE ACCOMMODATION ALLOWS FOR AN INCREASE IN RENTAL INCOME**

Top 5 Tenants (by rental income)



TENANCY SCHEDULE

UNIT	TENANT NAME	AREA (Sq ft)	CONTRACTED RENT (per annum)	START DATE	TERM (years)	BREAK	EXPIRY
4 South William St	Coreen Company Ltd. t/a Cowboys and Angels**	488	€45,000	01/07/1995	25	n/a	30/06/2020
5 South William St	Jewel in the Crown	1,344	€65,000	30/06/1990	35	n/a	29/06/2025
20-26 Exchequer St	Graham Shoe Holdings Ltd. t/a Graham Shoes***	1,715	€146,000	01/07/1990	35	3 year rolling	30/06/2025
30 Exchequer St	Vacant*	816	-	-	-	-	-
32 Exchequer St	Spine Design Ltd.	703	€50,000	01/01/1999	33	n/a	31/12/2032
34 Exchequer St	Skergill Ltd. t/a Skinfull Affairs	732	€76,000	21/11/2016	20	21/11/2026	21/11/2036
1st Floor Unit 1	Joseph T Deane Solicitors	1,266	€28,000	30/09/1984	35	n/a	29/09/2019
1st Floor Unit 2	Conns Cameras	1,129	€37,500	TBC	5	n/a	TBC
2nd Floor Unit 3	Liam Smith	1,191	€25,000	06/05/1999	35	n/a	05/05/2034
2nd Floor Unit 4	Simon Community	1,104	€12,964	01-07-2014	3	n/a	30/06/2017
3rd Floor	Vacant	2,251	-	-	-	-	-
1st Floor Apartment	Residential Tenant	977	€15,600	26/06/2015	n/a ****	n/a	n/a
2nd Floor Apartment	Residential Tenant	1,023	€15,600	01/06/2012	n/a ****	n/a	n/a
3rd Floor Apartment	Residential Tenant	1,023	€15,600	05/11/2013	n/a ****	n/a	n/a
	Total	15,762	€532,264				

* On the market to let
** New lease in legals

*** Part sublet to Patagonia
**** Not a fixed term tenancy

Top five tenants account for **72%** of the overall rental income

Top five tenants WAULT **6.04 years** (to break option)

KEY TENANTS



TITLE

St Andrews House is held by way of fee simple interest

BER RATING

BER Ratings: C2-G

BER Numbers: 800453367-800455065

Energy Indicator: 778.88 kWh/m²/yr

1.17 - 1272.74 kWh/m²/yr 4.9



4&5 South William Street are protected structures - BER exempt

DATA ROOM

www.standrews-house.com

Viewings by Appointment with the Sole Selling Agent

CBRE

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Solicitors Details

Gore and Grimes

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Email: niamh.gogan@goregrimes.ie



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