



Circle K Dodder

Rathfarnham Service Station, Rathfarnham Road, Dublin 14, D14 V2P4

Investment Opportunity

Tenant Not Affected

0.33 Acres
(0.13 Hectares)

- High Profile Service Station
- Producing €180,000 p.a.
- Recently Refurbished
- First Rent Review July 2030
- Reversionary Potential

Circle K Dodder, Rathfarnham Service Station, Rathfarnham Road, Dublin 14, D14 V2P4

Summary

Available Size	0.33 Acres
Price	Price on application
Business Rates	€34,160 (Paid by Tenant)
Service Charge	N/A
BER Rating	C1 (801154972)

Description

Circle K Dodder on Rathfarnham Road comprises a modern high-profile forecourt and convenience store together with a drive-thru car wash facility.

The forecourt includes three double-sided fuel islands, eleven dedicated customer parking spaces serving the convenience store and a separate single-bay service area.

The convenience store extends to approximately 2,323 sq. ft. and forms a key component of the overall forecourt and retail offering.

The property further benefits from a modern drive-thru car wash facility, enhancing customer amenity facilities.

The site is operated by Circle K, a globally recognised fuel and convenience retailer with a strong presence throughout Ireland, whose ownership of the tenant company further underpins the strength of the tenant covenant.

Location

The Circle K Dodder occupies a prominent roadside position with excellent visibility and benefits from strong passing traffic volumes.

It sits directly on the Rathfarnham Road (R115), which is a major arterial route connecting Terenure to the broader Rathfarnham area.

The surrounding area comprises a well-established and affluent residential catchment, with the property situated approximately 5 km south of Dublin City Centre.

Accommodation

The accommodation comprises the following areas:

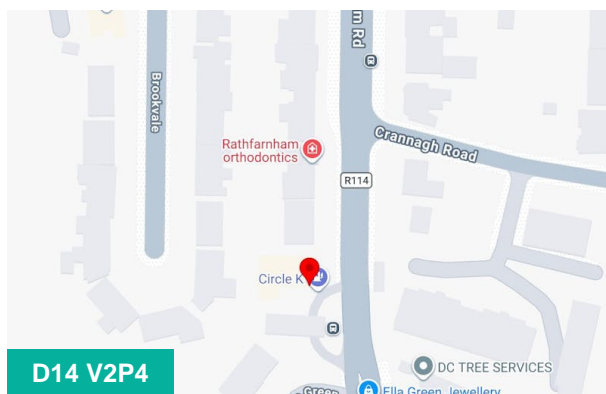
Description	Size
Convenience Store	2,323 sq ft

Tenancy Details

- Tenant: Pelco Rathfarnham Limited (Owned by Circle K)
- Term: 20 years from 1st July 2020
- Passing Rent: €180,000 per annum
- Next Rent Review: 1st July 2030
- Next Break Option: 30th June 2032

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew



Viewing & Further Information



Manus Agnew
087-254 6391
magnew@quinnagnew.ie



Eoin Doyle
086-010 3963
edoyle@quinnagnew.ie



Andrew Houton
087-425 9969
ahouton@quinnagnew.ie