

FOR SALE (IN ONE OR TWO LOTS)
BY PRIVATE TREATY (TENANTS NOT AFFECTED)

17 Fade Street & 33 Drury Street





Investment Summary

17 Fade Street



Trophy mixed-use property situated on the corner of Drury Street and Fade Street.



Extends to approx. 2,960 sq. ft. in total.



Comprises 2 x two-bedroom apartments, 1 x one-bedroom loft apartment with a mezzanine and a high-profile corner retail unit at ground floor and basement.



The three apartments come with the benefit of vacant possession. There is a passing rent of €52,000 being generated by the retail unit.



Ground floor and basement let to Sitstil hair salon, a long-established business that has been in situ for more than 15 years.



The property occupies a prime position, offering unparalleled access to one of Dublin's most vibrant and creative city quarters.

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33 Drury Street



Attractive three storey over basement commercial building on Drury Street



Extends to approx. 1,042 sq. ft. in total.



Fully let to John Farrington Antiques on a 20-year FRI lease from October 2018



Passing rent of €42,000 per annum with reversionary potential.



Circa 13.25 years to lease expiry.

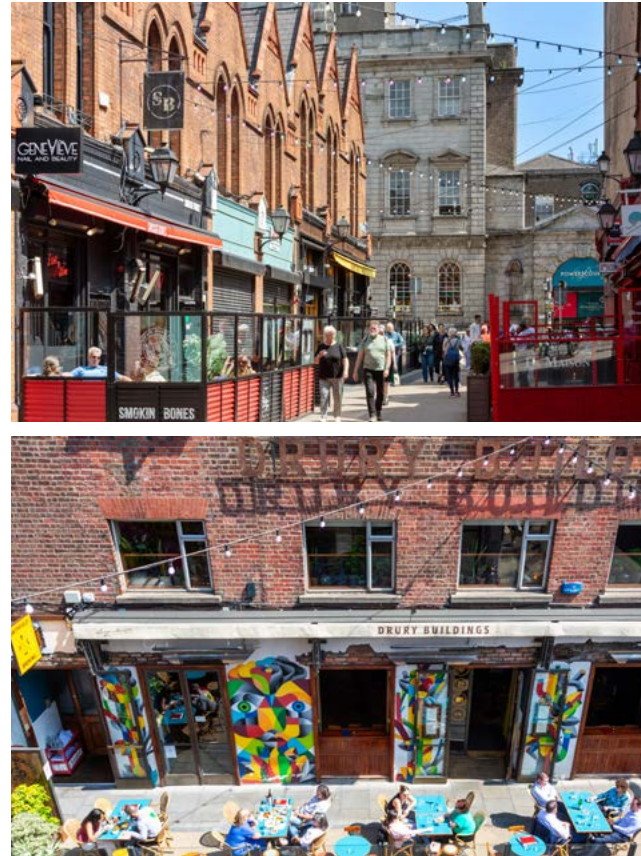


Drury Street forms part of one of Dublin city centre's most vibrant cultural and commercial quarters.



Location

Both assets are superbly located in one of the most vibrant areas within the Capital's commercial core. 33 Drury Street is located toward its northern end, close to Castle Markets and no. 17 Fade Street enjoys a high-profile corner pitch on the junction of Drury Street and Fade Street. Grafton street, Dublin's premier shopping street, is located approximately just 2 minutes' walk east of the properties and is home to a wide array of both domestic and international brands including Disney, JD Sports, Lululemon, Lego, Marks & Spencer, Brown Thomas and Bewley's Café. St. Stephen's Green is located approximately 500 metres to the southeast.



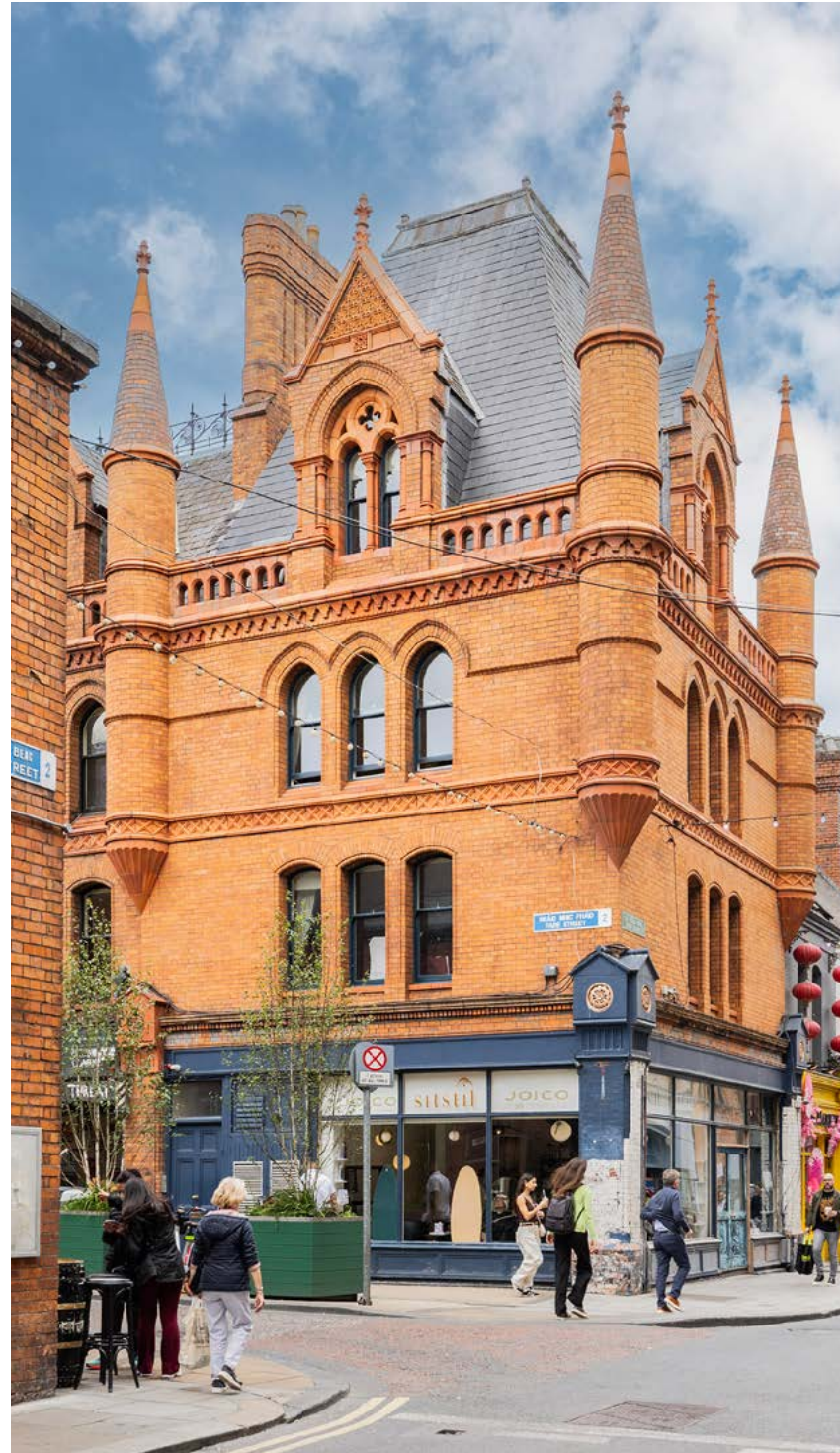
The wider area vicinity boasts a wide range of amenities and landmarks including St. Stephens Green Shopping Centre, Grafton Street, Trinity College Dublin, Government Buildings, The Iveagh Gardens, The Shelbourne Hotel and Powerscourt Townhouse Centre.

Accessibility is highly convenient with the Luas Green Line Stop at St. Stephen's Green and numerous Dublin Bus routes all within a 5-minute walk, providing wider access to Dublin's suburbs in all directions.



Description

17 Fade Street



17 Fade Street is a trophy, four storey over basement, mixed-use building with superb corner profile on to both Fade Street and Drury Street. It forms part of a city block called the South City Markets. The building comprises one of the striking four turreted and highly

decorated corners of the Markets Complex. There is a high-profile retail unit on the ground floor and basement level with 2 x two-bedroom apartments and 1 x one-bedroom loft apartment with a mezzanine on the upper floors.

The property is a fine example of traditional brickwork construction with a distinctive red brick façade on the upper floors together with shopfront glazing on the ground floor and a pitched slated roof incorporating highly decorative turrets.



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Internally the ground floor and basement comprise a high-end hair salon incorporating timber floors, plastered and painted walls, gas boiler heating and ceiling/ wall mounted air conditioning cassettes. The hair salon extends to a net internal floor area of approx. 1,012 sq.ft. over the ground floor and basement and the three-apartments overhead measure approximately 1,948 sq.ft. gross internal. (approx. 2,960 sq.ft. in total).

The upper floors benefit from independent access off Fade Street and are laid out as generously sized 2 x two-bedroom apartments and 1 x one-bedroom loft apartment with a mezzanine with plastered and painted walls and ceilings along with a mixture of timber and carpeted floors. All units benefit from fully fitted kitchens and bathrooms.

The property has recently benefited from significant refurbishment and restoration works to the red brick façade and roof. New bespoke double glazed timber windows have also been installed to the upper floors, greatly improving both thermal and sound insulation. The property is No. 2733 on Dublin City Council's Protected Structures list.

Apartments

17 Fade Street



Description

33 Drury Street



33

33 Drury Street comprises a three storey over basement level mid-terrace retail unit with ancillary storage located in the basement and upper floors. The property appears to be of traditional brickwork construction with a pitched slated roof and shopfront glazing on the ground floor. Internally, the property comprises plastered and painted walls, timber floors with a carpeted finish on the ground floor and electric radiators. The property extends to a net internal floor area of approx. 1,042 sq.ft. in total.

The property is No. 2385 on Dublin City Council's Protected Structures list.

17 Fade Street

Accommodation Schedule

Floor	Unit Type	Approx. Size Sq.ft.
Ground & Basement	Retail	1,012*
First	2 Bed Apartment	611**
Second	2 Bed Apartment	611**
Third	1 Bed Loft Apartment With Mezzanine	727**
TOTAL		2,960

All measurements are approximate and are to be independently verified by interested parties.

* Ground approx. 498 sq.ft / Basement approx. 514 sq.ft. Net Internal Area.

** Approx. Gross Internal Area

Tenancy Schedule

Unit	Tenant	Lease Start	Passing rent p.a	Term	Break Option	Rent Reviews	Lease Expiry
Ground floor retail unit	SitStil	01/07 2002	€52,000	25 years	N/A	5 yearly	30/06/ 2027
1st Floor Apt	Vacant	N/A	N/A	N/A	N/A	N/A	N/A
2nd Floor Apt	Vacant	N/A	N/A	N/A	N/A	N/A	N/A
3rd Floor Apt	Vacant	N/A	N/A	N/A	N/A	N/A	N/A

33 Drury Street

Accommodation Schedule

Floor	Unit Type	Approx. Size Sq.ft. (NIA)
Basement	Ancillary	407
Ground	Retail	306
First	Ancillary	205
Second	Ancillary	124
TOTAL		1,042

All measurements are approximate and are to be independently verified by interested parties.

Tenancy Schedule

Unit	Tenant	Lease Start	Passing rent p.a	Term	Break Option	Rent Reviews	Lease Expiry
Entire	John Farrington Jewellers	1/10/ 2018	€42,000	20 years	30/09/ 2028	5 yearly	30/09/ 2038

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Zoning

The subject property's sit in an area zoned Z5: To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design, character and dignity. Permissible uses include beauty/ grooming services, café/ tearoom, craft centre/ craft shop, office, residential, restaurant and shop.

It should be noted that both property's sit in an architectural conservation area and both are protected structures.

Further Information

Title

Freehold

Viewings

By appointment with sole agent Knight Frank

Guide Pricing

Lot 1 – 17 Fade Street

Excess €2,000,000 exclusive

Lot 2 – 33 Drury Street

Excess €675,000 exclusive

Lot 3 – Entire

Excess €2,675,000 exclusive

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