



**151 Crumlin Road**

Dublin 12, Dublin, D12 X566

## Single-Let Retail Investment Paddy Power, Crumlin Road

- Ground floor retail investment opportunity located in a highly accessible and densely populated area along Crumlin Road.
- Leased to Flutter Entertainment Plc (T/A Paddy Power) on a 10-year term from November 2024.
- Producing a passing rent of €36,000 per annum.
- Tenant not affected.

# 151 Crumlin Road, Dublin 12, Dublin, D12 X566

## Summary

<b>Approximate Size</b>	1,078 sq ft
<b>Price</b>	Offers in excess of €350,000. This property is offered by auction process. The vendor reserves the right to sell prior to the closing date for bids
<b>Passing Rent</b>	€36,000 per annum
<b>Term</b>	10 year term from November 2024 with a break option in year 5
<b>BER Rating</b>	C

## Description

The property comprises a well-configured ground floor retail unit extending to approximately 1,078 sq.ft (100 sq.m) NIA and benefits from a high-quality fit-out throughout.

The accommodation is arranged to provide a largely open-plan customer area together with ancillary office, storage and staff facilities to the rear.

The ground floor is leased to Flutter Entertainment Plc (T/A Paddy Power) on a 10-year lease from November 2024 with a break option at the end of year 5 with a passing rent of €36,000 per annum.

The covenant strength is underpinned by Flutter Entertainment plc, the world's leading online sports betting and gaming operator. The group owns a portfolio of market-leading brands including FanDuel, Paddy Power, Sky Betting & Gaming, Sportsbet and Sisal. Headquartered in Dublin and listed on both the NYSE and London Stock Exchange, Flutter serves more than 15 million average monthly players globally and reported adjusted EBITDA in excess of \$2 billion in FY2025.

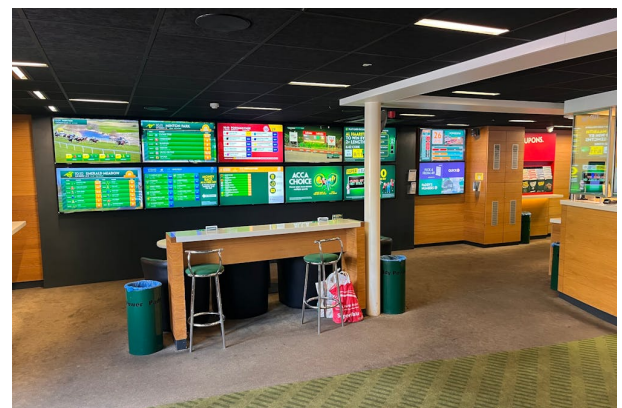
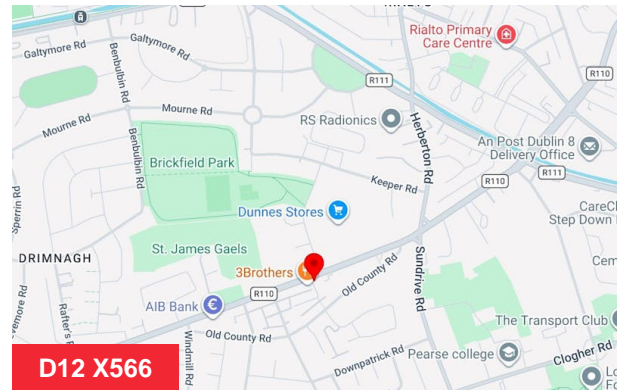
## Location

The property occupies a prominent end-of-terrace position on Crumlin Road, directly opposite Crumlin College of Further Education.

Crumlin Road, Dublin 12 forms part of a well-established residential and commercial district within the heart of Drimnagh, approximately 5 km south-west of Dublin city centre. The location benefits from strong levels of local footfall together with good connectivity to Dublin city centre and the wider south city road network.

The surrounding neighbourhood is predominantly residential and highly populated, with Crumlin Road catering to numerous retail units and local housing estates. Nearby occupiers include The Gate Bar, Domino's Pizza, Pip's Deli together with a range of established local retailers and service providers.

The ongoing redevelopment of Crumlin Shopping Centre, located approximately 150 meters east of the property, is set to significantly enhance the area's retail and leisure offering. The scheme is expected to comprise a Dunne Stores anchor unit, café, gym and additional retail accommodation, with practical completion anticipated during 2027.



## Viewing & Further Information



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