

UNIT 2 95 TALBOT STREET

Dublin 1

FOR SALE

By Private Treaty
(Tenants not affected)

BER C2



- › City Centre Retail Investment
- › Fully let to Deli Italia Pasta Bar
- › Total passing rent €40,000 per annum
- › WAULT 13 years
- › High yield 8.6% NIY

INVESTMENT



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UNIT 2, 95 TALBOT STREET

Located on the southern side of Talbot Street just east of the junction of Talbot Street and Marlborough Street. Talbot Street is a busy pedestrian thoroughfare which links O'Connell Street / North Earl Street with Amiens Street. The area around the property boasts an eclectic mix of occupiers whilst being easy reach of O'Connell Street and Henry Street, one of Dublin's principal shopping locations.

DESCRIPTION

The property comprises of a ground floor retail unit extending to 64 sq.m (688.9 sq.ft) with 3.45 metres of frontage onto Talbot Street.

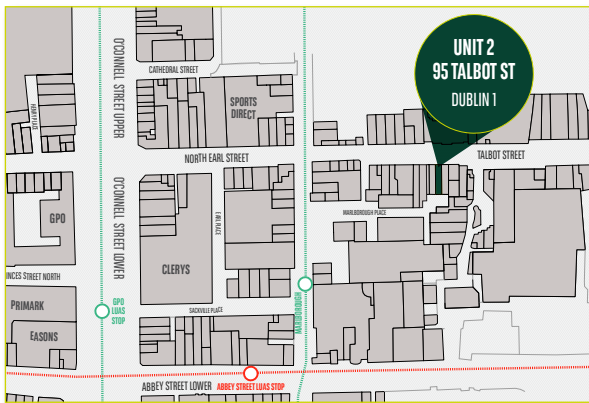
The property is laid out as an open plan cafe with service area to the front and seating to the rear toilets and stock room to the located at the back of the property.

The property benefits from a brand new tenant fit out.

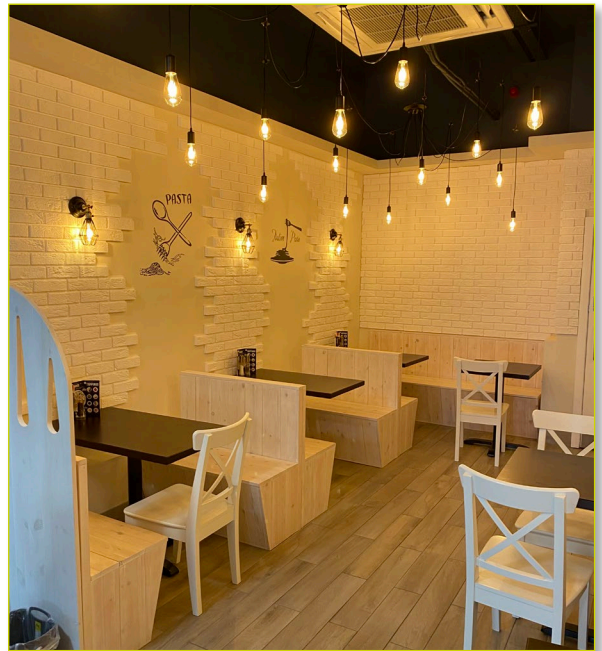
TENANCY

The property is let on a 15 year lease to Michelline Ferreira (trading as Deli Italia Pasta Bar) since 4th April 2018 and allows for open market rent reviews.

The passing total rent is €40,000 per annum. The lease has an unexpired WAULT of 13 years and expires April 2033.



Note: Map is for illustrative purposes only



INVESTMENT

Guiding excess €425,000 (subject to contract) for the subject Investment which equates to 8.6% based on current rent and allowing for standard purchaser's costs 9.46%.

TITLE

We are advised the property is held long leasehold .

VAT

N/A

BER RATING

BER C2

SOLICITORS

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FOR FURTHER INFORMATION OR TO ARRANGE AN APPOINTMENT CONTACT:



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