Maple Centre

Navan Road, Dublin 7

FOR SALE BY PRIVATE TREATY (TENANTS UNAFFECTED)

Investment Highlights

Retail village centre comprised of seven units extending to approx. 27,473 sq ft (2,552 sq m) GIA

Current rental income of €526,500 per annum

WAULT of c. 4.6 years to break / c. 9.5 years to expiry

Fully let to a diverse tenant mix anchored by McDonalds and Polonez

Strategically located within a highly residential area benefitting from prominent corner profile to the Navan Road/N3

Situated adjacent to Tesco Superstore as well as other commercial buildings, further increasing footfall levels

Excellent accessibility via public transport and road network links

Ample surface level car parking, including wheelchair accessible and EV charging spaces for customers


€UROGIANT
MAPLE Pharmacy
POLONEZ
enso
O'Briens
世 纪
MILLENNIUM
Every little helps
POLONEZ
POLONEZ
McDonald's
MAPLE
POLONEZ
NO ENTRY
RAMP

Location

The Maple Centre is strategically located on the Navan Road (N3), Dublin 7, approximately 3km northwest of Dublin City centre.

The centre is situated close to well-established residential suburbs including Cabra, Stoneybatter and Phibsborough, providing access to a strong local customer base and consistent footfall.

The Phoenix Park and Technology University Dublin (Grangegorman Campus) are located within close proximity to the scheme.

Per ESRI figures 2024 there is a total population of approx. 27,000 people within a five minute drive of The Maple Centre with approx. 11,300 households. These figures rise to 110,000 people and 43,000 households within a ten minute drive from the scheme, providing a large catchment of customers within the immediate localities.

Travel Times:

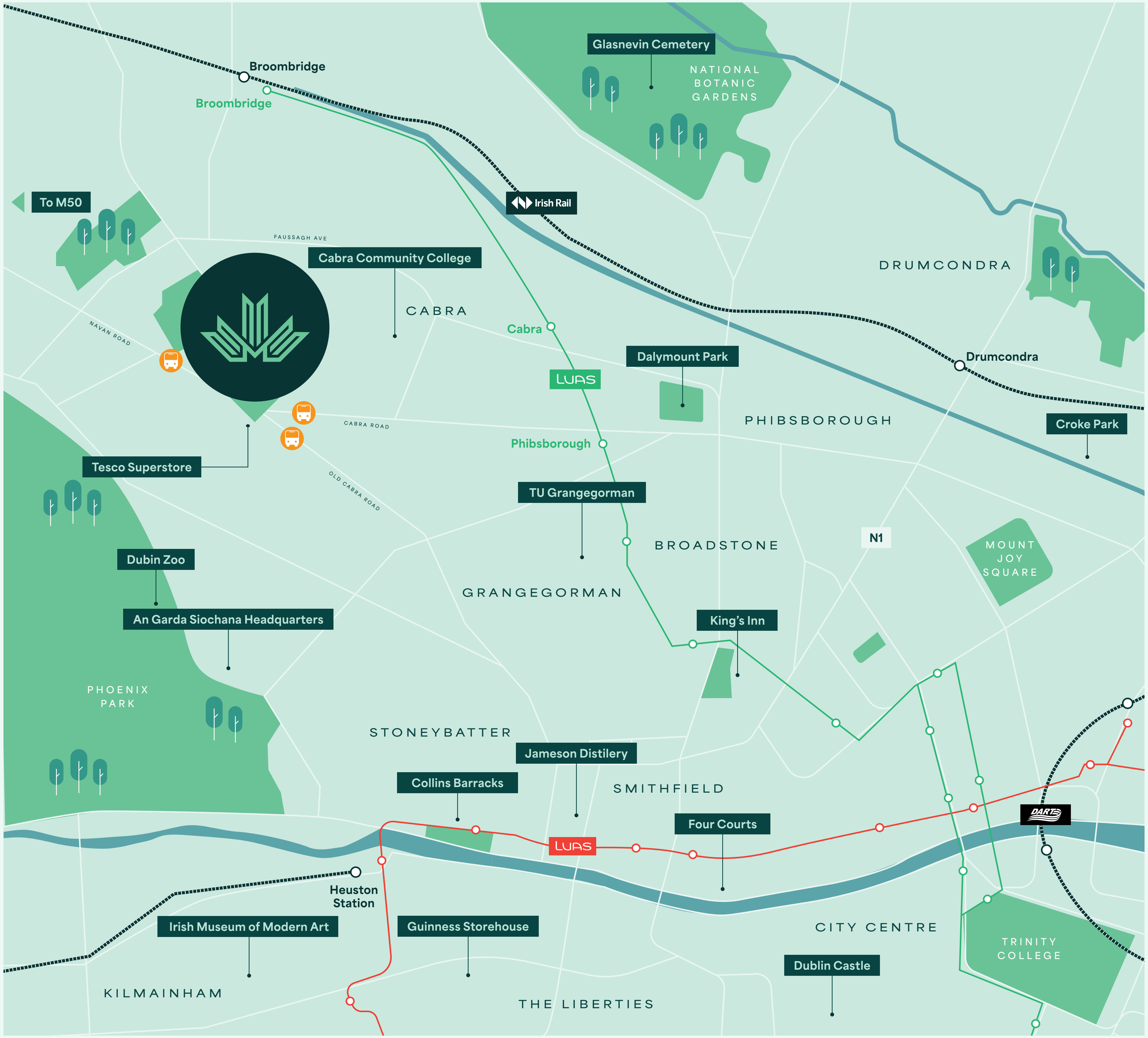
Bus Stop: 1 min walk

Train Station: 20 min walk

Green Line Luas Stop: 20 min walk

M50: 10 min drive

Dublin City Centre: 15 min drive



Well Placed

Prominently positioned with a strong profile onto the Navan Road/N3, it benefits from an excellent road network and public transport connectivity.

The Scheme

The Maple Centre is a village centre comprised of seven retail units, extending to approx. 27,473 sq ft (2,552 sq m) GIA.

The centre is fully occupied by a diverse tenant line up offering a mix of retail, food, and services. Tenants include McDonalds, EuroGiant, Maple Pharmacy, Polonez, Café Enso, O'Briens Wine and Millenium Chinese. The units range in size from 1,055 sq ft to 8,169 sq ft.

The scheme was constructed c. 1999 and has the benefit of ample customer car parking including wheelchair accessible and electric vehicle charging spaces.

Accommodation Schedule

UNIT	TENANT	AREA SQ FT
Unit 1	McDonalds	5,911
Unit 2	EuroGiant	3,121
Unit 3	The Maple Pharmacy	5,907
Unit 4	Polonez	8,169
Unit 5	Café Enso	2,087
Unit 6	O'Briens Wine	1,223
Unit 7	Millennium Chinese	1,055
TOTAL		**27,473**

The property has been measured by Module in accordance with the standard SCSI/RICS code of measurement practice and comprises the above gross internal areas (GIA).

All intending purchasers are specifically advised to carry out their own due diligence in relation to the building measurement.


MAPLE
SHOPPING CENTRE
POLONEZ
taste of home
O'Briens
wine · beer · spirits
EUROGIANT
top brands for less
MAPLE
Pharmacy
GREAT COFFEE
enso
GREAT PIZZA
MILLENNIUM
CHINESE TAKEAWAY
Charging
Entrance


Maple Pharmacy


WOW!


PIZZA
TOPPINGS
DRINKS
TEA
COFFEE
JUICES
enso


NAVAN ROAD
LIBRARY
Mc Donalds
Eurogiant
Maple Pharmacy
Café Enso
Polonez
O'Briens
Millennium Chinese
DUNARD ROAD
CUSTOMER CAR PARKING SPACES
TESCO ENTRANCE
TESCO ENTRANCE
TESCO

Tenancy Schedule

Unit	Tenant	Area Sq Ft	Lease Start	Break Option	Further Break Option	Rent Review	Lease Expiry	Passing Rent PA	Comments
Unit 1	McDonalds	5,911	01/01/2023	-	-	01/01/2028	31/12/2032	€106,000	
Unit 2	EuroGiant	3,121	10/10/2017	09/10/2029	-	10/10/2028	09/10/2032	€70,000	
Unit 3	The Maple Pharmacy	5,907	09/12/2002	-	-	-	08/12/2027	€105,000	
Unit 4	Polonez	8,169	29/01/2024	29/09/2030	-	29/01/2029	28/01/2044	€110,000	Fixed uplifts: Years 1 & 2: €110,000 Year 3: €115,000 Year 4: €120,000 Year 5: €125,000 OMRR Year 6 Cap&Collar 10%
Unit 5	Café Enso	2,087	08/05/2024	08/05/2030	08/05/2036	07/05/2029	07/05/2044	€55,000	
Unit 6	O'Briens Wine	1,223	02/09/2023	Year 5*	-	01/09/2028	01/09/2033	€37,500	
Unit 7	Millennium Chinese	1,055	05/07/2004	-	-	01/04/2029	04/07/2029	€43,000	
Total		**27,473**						**€526,500**	

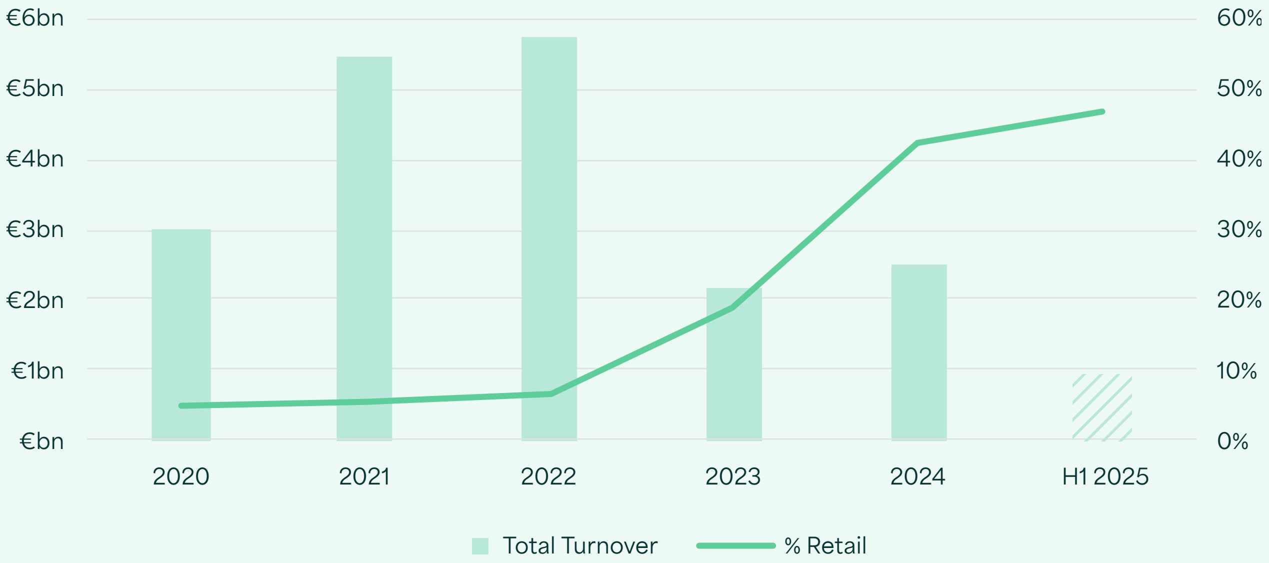
*We note that the Heads of Terms for the Lease, and the Lease, refer to a tenant break 'in Year 5'. We are advised that it was the commercial intention of the parties to the Lease that the break was to occur at the end of Year 5 in line with industry standard.

Diverse Tenant Line-Up

	Tenant	Description	% of rental income
	McDonalds Restaurants of Ireland Limited	McDonald's is a multinational fast-food chain, with 95 restaurants across Ireland, all of which are operated by franchisees. McDonald's invested €42m between 2018 and 2023 in Ireland and is currently embarking on a €40m expansion plan for Ireland, which will create 1,000 jobs here over the next four years. McDonald's has a Dun & Bradstreet rating of 5A 2.	20%
	The Maple Pharmacy Limited	Established in 2002, the Maple Pharmacy is open seven days a week and provides a range of services to include express prescription services, vaccination services and health checks.	20%
	Tempside Limited t/a Polonez	Established in 2003, Polonez was one of the first Polish stores in Ireland, and now is Ireland's leading Eastern European food chain, with 46 stores across the country. Polonez has a Dun & Bradstreet rating of 3A 2.	21%
	O'Brien's Wine Off-Licence Unlimited Company Ireland	O'Brien's is the largest family-owned drinks retailer in Ireland and import their range of over 1,000 wines from over 180 wineries worldwide. O'Brien's currently have 34 stores across Ireland with 250 employees.	7%
	Café Enso Limited	Founded in 2018, Café Enso is a family-owned café and pizzeria, offering both dine-in and take-away services.	10%
	Euro General Retail Limited t/a EuroGiant	EuroGiant is an Irish owned business with 80 stores around the country. EuroGiant offers a wide range of products at affordable prices.	13%
	Wai Bun Mo t/a Millennium	Millennium is a Chinese take-away which has been trading in the centre since 2004 and has established itself as a popular food outlet within the Cabra, Phibsborough and Stoneybatter neighbourhoods.	8%

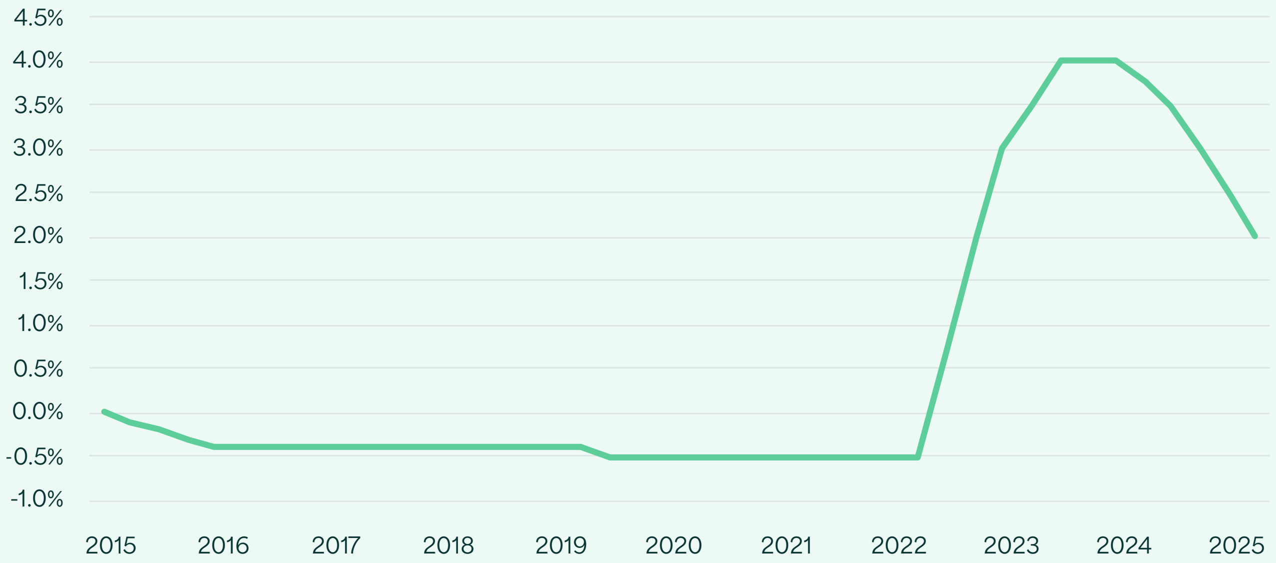
Ireland Market Overview

Annual Investment Volumes



Investment sentiment in the retail sector was strong in Q2 2025, with €161.1 million transacted during the quarter, representing 42% of all investment. This brings H1 retail investment to €433.1 million or 47% of transaction volumes to date, following a strong Q1.

ECB Deposit Rates

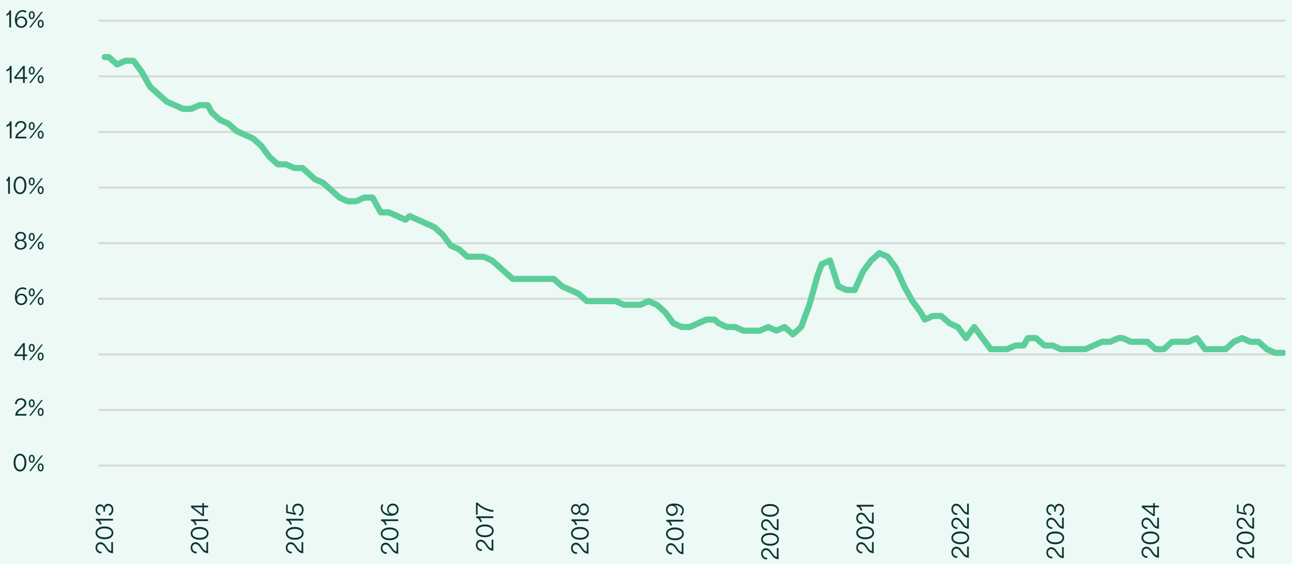


The European Central Bank (ECB) began cutting interest rates from June last year, with the main deposit rate now standing at 2.00%, having cut interest rates for the eighth time in a year after the most recent 0.25% reduction in June 2025.

Irish GDP & MDD Forecasts

The Central Bank of Ireland (CBoI) is predicting GDP growth of 9.7% in full-year 2025, followed by growth of 2.7% and 5.6% in 2026 and 2027, respectively. MDD is predicted to increase by 2.0% and 2.1% this year and next.

Unemployment Rate



The retail economy is underpinned by a strong labour force of 2.8 million people at work in Q1 2025, representing growth of 3.3% y/y. The unemployment rate was 4.0% in June 2025 - the level at which all available labour resources are being utilised.

Further Information

Method of Sale
For Sale by Private Treaty

Viewings
To be arranged through the selling agent Savills. The selling agents are available to meet interested parties to tour the property.

Title
Freehold

Data Room
At the Vendor's discretion, all interested parties are to be provided with access to the dedicated project data room subject to NDA.

Building Energy Rating

Unit 1	BER E2
Unit 2	BER B2
Unit 3	BER B3
Unit 4	BER B2
Unit 5	BER B3
Unit 6	BER C1
Unit 7	BER C1

Selling Agent

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