



FOR SALE BY PRIVATE TREATY  
TENANTS UNAFFECTED

BER EXEMPT



## Location

The property is prominently positioned on Middle Abbey Street, less than 200 metres from O'Connell Street and only a few doors from Arnotts Department Store. This prime city centre location benefits from strong footfall and immediate proximity to Henry Street, one of Dublin's main retail destinations, supported by leading national and international occupiers including Penneys, Marks & Spencer, JD Sports, Decathlon and Easons.

The LUAS Red Line passes directly in front of the property, with the nearest stop at Lower Abbey Street only minutes away. Dublin Bus, DART and taxi services are also easily accessible, providing excellent connectivity across the city. The property is surrounded by a wide range of cafés, restaurants, offices and retail occupiers, with the north docklands, Temple Bar and Trinity College all within walking distance.

Immediately adjoining the property, Independent House, the former headquarters of Independent Newspapers, has recently received planning approval for a substantial new student accommodation scheme. To the rear, Fitzwilliam Real Estate has also secured permission for a nine-storey, 245-bedroom luxury hotel above Arnotts. Together, these major developments will enhance the surrounding streetscape and reinforce Middle Abbey Street as one of Dublin's most vibrant and evolving city centre locations.



## Property Features



Landmark five-storey over-basement mixed-use building



Extends to approx. 9,351 sq ft



Ground floor and basement let to City Electrical Factors (CEF) at €100,000 per annum



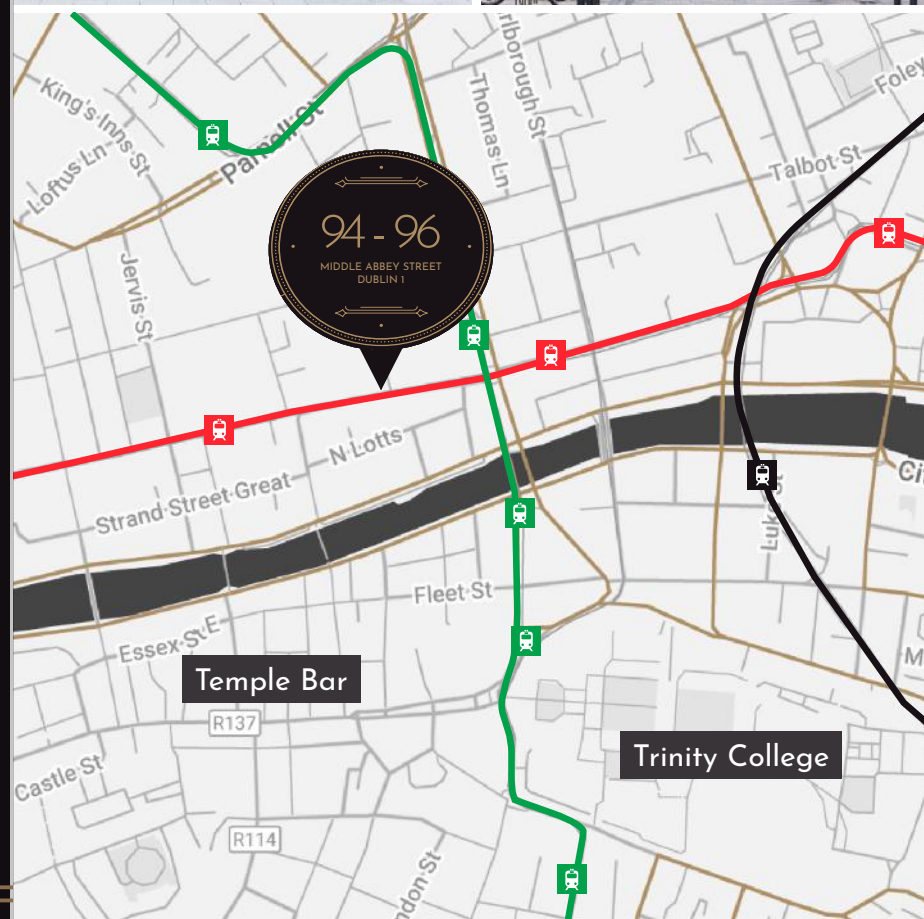
Six upper-floor apartments (a mix of two- and three-bed units) producing €140,000 per annum



Vacant First floor (approx. 1,143 sq.ft.) offers potential for residential conversion (SPP)



Total passing rent €240,832 per annum with excellent opportunity to drive rental growth



## Transport

The location is exceptionally well connected, with LUAS Red and Green Line stops, numerous Dublin Bus routes and Connolly Station all within a short walking distance. Multi-storey car parks at Jervis and the Ilac Centre further enhances accessibility.



**LUAS TRAM**  
5 min - Abbey Street stop  
7 min - O'Connell GPO stop



**BUS**  
5 min - Abbey Street stop  
7 min - O'Connell GPO stop



**TRAIN**  
9 min - Tara Street Station  
14 min - Connolly Station



**CAR PARK**  
5 min - ILAC Shopping Centre  
5 min - Jervis Shopping Centre



## Description

94-96 Middle Abbey Street is a five-storey over basement mixed-use building extending to 869 sq.m. (9,351 sq.ft.). The property is notable for its striking glazed terracotta façade, which provides strong presence onto this busy city centre street. The ground floor retail unit and basement extend to 408 sq.m. (4,395 sq.ft.) and are laid out in a bright, open-plan format with full-height display windows at street level and ancillary storage and staff facilities at basement level.

A separate entrance lobby from Middle Abbey Street provides access to the upper floors, which extend to 460 sq.m. (4,953 sq.ft.). The first floor, extending to 106 sq.m. (1,143 sq.ft.), is arranged in an open-plan layout with ancillary offices and WC facilities, benefitting from generous floor-to-ceiling heights and natural light. This offers flexibility for a variety of uses and potential for residential conversion, subject to planning permission (SPP). Architect's drawings have been prepared to demonstrate potential for residential conversion, with three alternative layouts proposed: (1) three studio apartments, (2) one two-bedroom apartment and one studio, or (3) a single three-bedroom apartment.

The second, third and fourth floors comprise six apartments, each with a well-considered layout providing separate living and bedroom accommodation. The apartments range in size from 614 sq.ft. to 657 sq.ft. and benefit from excellent natural light, while the common areas have recently been repainted and the carpets replaced. Together, the apartments provide practical and attractive city centre living accommodation with strong rental appeal.



## Covenant Details



### City Electrical Factors (CEF)

City Electrical Factors (CEF) is a leading electrical wholesaler with a strong presence across the UK and Ireland. Operating an extensive network of over 390 branches including 17 in the Republic of Ireland, the company serves a wide customer base of professionals and businesses in the electrical industry.



### Residential Tenancies

The upper floors of the property are arranged as six apartments comprising a mix of two and three-bed units. All units are currently occupied under annual leases and are also RTB registered. The central location continues to drive strong demand for residential accommodation in Dublin city centre, supporting both occupancy and long-term rental growth potential.

## Tenancy Details

| Floor        | Type       | Description                       | Size Sq Ft | Tenant                                                    | Commencement Date | Expiry Date | Lease Details                                                                                              | Annual Rent (€) | Annual Net Rent (€) |
|--------------|------------|-----------------------------------|------------|-----------------------------------------------------------|-------------------|-------------|------------------------------------------------------------------------------------------------------------|-----------------|---------------------|
| Basement     | Stores     | Basement Stores                   | 2,083      | CEF t/a City Electrical Factors<br>Electrical wholesalers | 4/2/2015          | 03/02/2035  | 20-year lease from 4 February 2015; next rent review 4 February 2030; tenant break option 3 February 2030. | € 100,000       | € 100,000           |
| Ground Floor | Retail     | Retail Space, Staff Room & Stores | 2,312      |                                                           |                   |             |                                                                                                            |                 |                     |
| 1st Floor    | Commercial | Vacant since July 2023            | 1,143      | N/A                                                       | N/A               | N/A         | N/A                                                                                                        | N/A             | N/A                 |
| 2nd Floor    | Apt 1      | 3 bed + 2 bath                    | 657        | Residential Tenant                                        | 1/1/2025          | 31/12/2025  | Annual lease / RTB registered                                                                              | € 24,984        | € 21,986            |
|              | Apt 2      | 2 bed + 1 bath                    | 614        | Residential Tenant                                        | 1/1/2025          | 31/12/2025  | Annual lease / RTB registered                                                                              | € 21,960        | € 19,325            |
| 3rd Floor    | Apt 3      | 2 bed + 2 bath                    | 657        | Residential Tenant                                        | 1/1/2025          | 31/12/2025  | Annual lease / RTB registered                                                                              | € 24,984        | € 21,986            |
|              | Apt 4      | 2 bed + 1 bath                    | 614        | Residential Tenant                                        | 1/1/2025          | 31/12/2025  | Annual lease / RTB registered                                                                              | € 21,960        | € 19,325            |
| 4th Floor    | Apt 5      | 2 bed + 2 bath                    | 657        | Residential Tenant                                        | 1/1/2025          | 31/12/2025  | Annual lease / RTB registered                                                                              | € 24,984        | € 21,986            |
|              | Apt 6      | 2 bed + 1 bath                    | 614        | Residential Tenant                                        | 1/1/2025          | 31/12/2025  | Annual lease / RTB registered                                                                              | € 21,960        | € 19,325            |
| Total        |            |                                   | 9,351      |                                                           |                   |             |                                                                                                            | € 240,832       | € 223,932           |

## TITLE

We understand the property is held under a Freehold/ Long Leasehold Title.

## BER

BER Exempt

## PROTECTED STRUCTURE

The property is listed as a protected structure under Dublin City Council's Record of Protected Structures.

## CONTACTS

### AGENTS



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## DATA ROOM

94-96middleabbeystreet.com

## VIEWINGS

Strictly by appointment with sole selling agent Colliers.

## SOLICITOR



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