

For Sale by Private Treaty
(Tenants Not Affected)

HWBC 



8 Retail Units at Excise Walk, Dublin 1

High yielding retail
investment opportunity in
the heart of Dublin's IFSC



8 Retail Units at Excise Walk, Dublin 1



Executive Summary

Unique retail investment opportunity in the heart of Dublin's IFSC

8 retail units extending to **16,418 sq ft NIA** with 7 car spaces

Passing rent of **€454,940 pa**

WAULT to expiry **4.35 yrs** or earliest to break **3.46 yrs**

Value add opportunity to let two vacant units and 7 basement car spaces

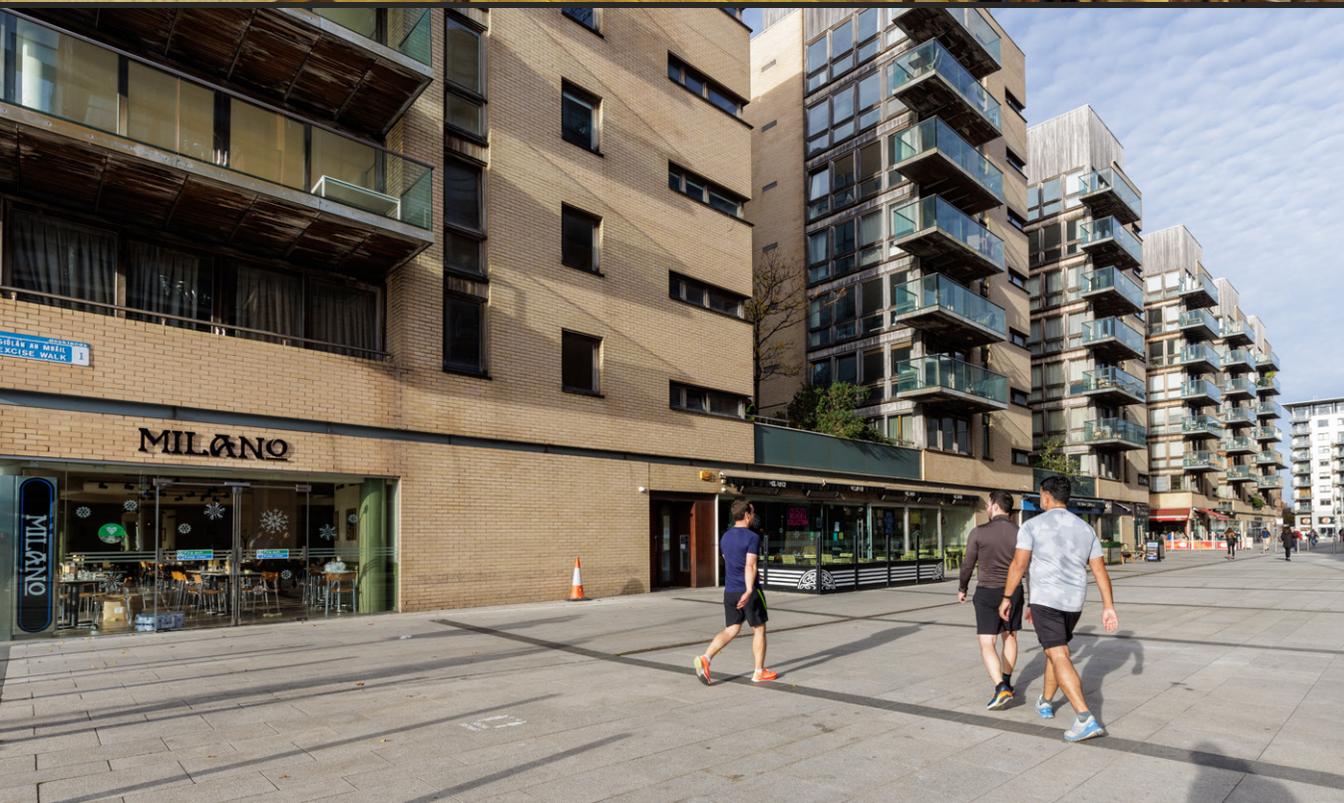
Guide Price **€5,250,000**

Net Initial Yield 10.54%
(after standard purchaser costs of 9.96%)

Subject to Contract / Contract Denied



Red outline for illustration and identification purposes only



8 Retail Units at Excise Walk, Dublin 1

Description

The 8 retail units form part of a parade of multi storey residential buildings with the retail units located on the ground floor of each block.

Units range in size from 334 sq ft to 4,809 sq ft. Of the 16,418 sq ft, 6 Tenants occupy 10,918 sq ft.

Services include F&B, Heath & Beauty, Banking and Entertainment to serve local residents 24/7 and the bustling CBD tenants with an opportunity to fill two remaining units.

MILANO *Ladbroke's PLC*

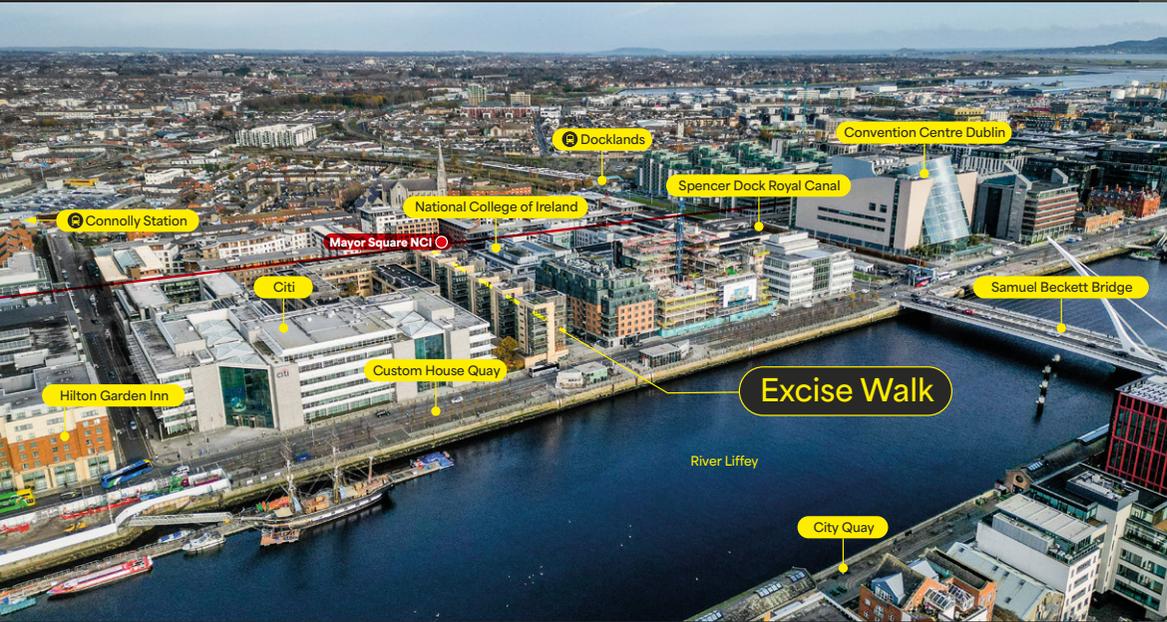
**CAFFÈ
NERO**


AIB

**GRAFTON
THE BARBER**
BARBERS TO GENTLEMEN & THEIR SONS

SUBWAY

8 Retail Units at Excise Walk, Dublin 1



Location

The subject units are located on the west side of Excise Walk in the heart of the IFSC.

The IFSC is a densely populated business and residential district in the North Docks.

The top international companies in financial services, insurance, professional services and tech are located in the area.

Hotel accommodation and tourist attractions such as Dublin's Convention Centre and 3Arena generate footfall through the parade.

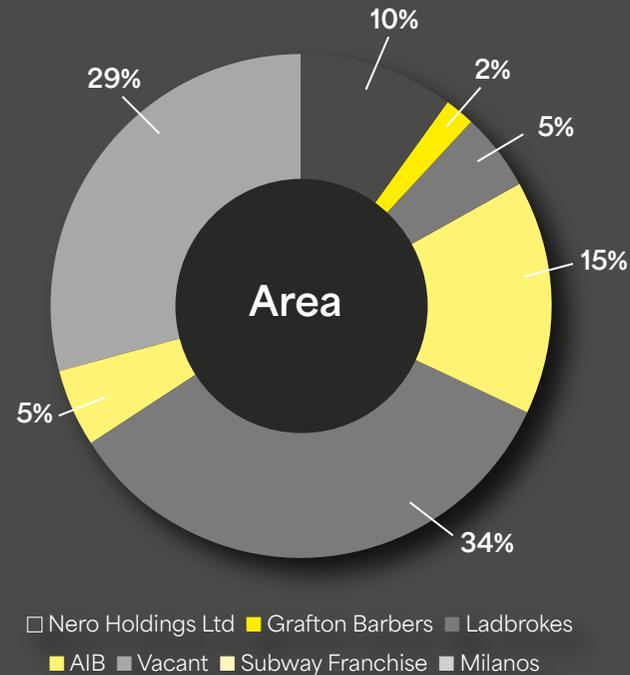
Excise Walk is well served by public transport with the Red Line Luas stop at Mayor Street less than 100 metres away and Connolly Train Station only 700 metres from the units. O'Connell bridge connecting the North to the Southside can be reached in 1.2 km.



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Opportunity Highlights

- ▶ Long standing Tenant profile
- ▶ Total income of €454,940 pa generated from 6 Tenants with a vault to expiry of 4.35 yrs
- ▶ 34% vacancy creates the opportunity to stabilise the asset and curate a complementary tenant mix through active leasing and flexible letting strategies
- ▶ Existing and future Tenant re-positioning



Tenancy Schedule

Unit	Tenant	Start	Break	Expiry	Area NIA sq ft	Income
Unit 1A	Grafton Barbers	24/01/2003	-	23/01/2028	334	€ 20,000
Unit 1B	Ladbrokes	01/01/2021	-	31/12/2030	883	€ 34,500
Unit 2	AIB	26/08/2002	-	25/08/2027	2,408	€ 130,440
Unit 3A - 4A	Vacant	-	-	-	4,792	-
Unit 4A	Subway	03/11/2023	02/11/2029 & 02/11/2034	02/11/2038	831	€ 45,000
Unit 6	Milanos	12/09/2001	-	11/09/2031	4,809	€ 180,000
Unit 5	Nero Holdings Ltd	24/11/2014	-	23/06/2026	1,653	€ 45,000
Unit 5A	Vacant	-	-	-	708	-
7 car spaces	Vacant	-	-	-	-	-
Total					*16,418	€ 454,940

*Measured survey is available but purchasers to satisfy themselves with areas.

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Further Information

Price

Guiding In excess of **€5,250,000** reflecting a **net initial yield of 10.54%** after allowance for standard acquisition costs of 9.96%.

Title

We understand the properties are held long leasehold.

Dataroom

Dataroom is available with access granted on approval.

No Contract

Note our client is not obliged to accept the highest offer received and as usual no contract shall exist or be deemed to exist until such time as formal contracts have been executed and exchanged and deposit paid. These details do not form part of an offer or contract.



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