For Sale: Medical Use Investment

Ground Floor, Ballyowen Castle, Lucan, Co. Dublin

Property Highlights

- Excellent medical use, investment opportunity situated in a desirable suburban location in Lucan, Co. Dublin.
- Comprises of ground floor extending to approx. 183.89 sq m (1,979 sq ft) on GIA.
- The property is let to a single tenant and is currently in use as a dental practice.
- Let to Centric Health Primary Care Limited which operates over 50 medical units nationwide.
- Total rental income of €30,000 p.a. 5 yearly rent review on CPI, Cap and Collar basis (10% / -5%).

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164 Shelbourne Road
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Location

Lucan is one of the largest and most established residential areas in the suburbs of South Dublin with an urban population of 49,279 person (Census 2016). Lucan village is located on the northern side of the N4 (approx. 2.8 km) where as the subject property is located on the south of the N4.

The subject property is located 1 km south of the N4 motorway, 2.7 km south west of the M50 and 13.7 km west of Dublin City Centre. The surrounding area is predominately mixed use. Amenities nearby include pubs, restaurants, convenient stores and a gymnasium.

Ballyowen Castle is located adjacent to Castle Road which connects to Ballyowen Road. The area is well serviced by Dublin Bus routes such as the 25A, 25B, 25N & 239 which operate daily. Clondalkin / Fonthill train station is 2.4km south - east of the subject property. Nearby occupiers include Eurospar, Lidl, Paddy Power, Ben Dunne Gym & Camile Thai.

Description

The subject property forms part of Ballyowen Shopping Centre. The subject property comprises a ground floor dental practice extending to approx. 183.89 sq m (1,979 sq ft) on GIA.

The subject property consists of four Dental surgeries, sterilization room, office, waiting room, reception, store room, WC facilities and a staff room.

Other tenants in the Ballyowen Shopping Centre include Eurospar, Camile Thai, Redmond's Hearing, Regal Fare restaurant, New Good Year Chinese & Thai restaurant and Occasions Hairdressing. There is extensive shared parking to the front of the property.
Schedule of Accommodation & Tenancy

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq m</th>
<th>Sq Ft</th>
<th>Term</th>
<th>Lease Start</th>
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<th>Break Option</th>
<th>Rent Review</th>
<th>Rent p.a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>183.89</td>
<td>1,979</td>
<td>20 yrs</td>
<td>November 2019</td>
<td>November 2039</td>
<td>At the expiration of the tenth and fifteenth year of the term</td>
<td>5 yearly rent review on CPI, Cap and Collar basis (10% / -5%)</td>
<td>€30,000</td>
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<tr>
<td>Medical Unit</td>
<td></td>
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</table>

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.

Rates
We understand that the total 2019 Rates payable are €5,117

Tenure
The property is held under long leasehold for a term of 10,000 years dating from 1st October 1998.

BER details
BER: C3
BER No: 800716375

Guide Price
Seeking offers in excess of €375,000 offering a Gross Initial Yield of 8%
For Sale – Mixed Use Investment
Francis Street, Ennis, Co. Clare

Property Highlights

• Mixed Use Building extending to approximately 1,524.04 sq m (16,404 sq ft) with 33 surface car parking spaces to the rear of the property.

• Located centrally just off Francis Street in Ennis, Town Centre, Co. Clare.

• The building comprises a pharmacy unit and Medical Centre at ground floor and office accommodation on the first floor.

• Fully occupied by the OPW, a Pharmacy and Centric Health Primary Care Limited

• Producing a passing income of €230,000 per annum

• WAULT of approximately 7 years

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6 Shannon Street,
Limerick
Tel: +353 61 418 111
Location

Ennis and its Environs plays a central, strategic role in the economic development of Clare and in the wider sub-regional area. The town's designation as a ‘Hub’ in the National Spatial Strategy 2002-2020 has been a significant factor in formally establishing the important role that Ennis has to play in the development of the Mid West Region.

Within Ennis Town Centre the nucleus of the retail and commercial sphere is situated on O’Connell Street, Francis Street, Parnell Street, Abbey Street, Market Place, Wood Quay and Carmody Street.

The subject property is located in Ennis Town Centre just off Francis Street. Surrounding occupiers include Tesco Shopping Centre, Aldi and Cusack Park Gaelic Grounds. The property is located within walking distance of O’Connell Street and is located adjacent to the Glor Centre.

The Building

The property comprises a modern two storey purpose built mixed use commercial building which was constructed in 1999. The building is currently laid out to provide a mix of retail, medical and office uses. The building has the benefit of double height fully glazed façade to both the front and rear of the property.

The ground floor was completely renovated to a high standard throughout in 2019 and now offers a pharmacy to the front of the building and Centric Health Medical Centre to the rear of the property. (Opened October 2019).

The first floor is utilised for office accommodation with secure access from the side of the building.

The property offers 33 surface car parking to the rear of the site which is accessed via secure barrier from Francis Street.

These are divided as follows;
• 17 Car Spaces to the OPW by way of licence
• 13 Car Spaces allocated to the Medical Unit
• 3 Car Spaces allocated to the Pharmacy
Medical Centre

Part of the ground floor (to the rear) of the building comprises a fully fitted and operational medical centre which opened in October 2019.

The medical centre comprises:
- Large public waiting room
- Large reception area
- WC facilities
- Drop In Area – 4 treatment areas
- 13 consultation rooms
- Cleaning store
- Pharmaceutical store
- Kitchenette / staff area – shower room/ WCs

Finishes include, suspended ceilings, air-conditioning, quality tile/ laminate floor finishes. The entire Medical Centre extends to approximately 510.3 sq m (5,493 sq ft). 13 car parking spaces are allocated to the Medical Centre.

The Medical Centre is occupied by the Centric Health Primary Care Limited under a single lease agreement from November 2019.

Pharmacy

Part of the ground floor (to the front) of the building comprises a pharmacy retail unit which opened in October 2019. The unit has a fully glazed frontage with pedestrian and disability access available off Francis Street. The unit also avails of 3 car spaces.

The unit comprises:
- Large open plan retail area
- Consultation room
- WC & Staff area
- Pharmacy Dispensary counter and prep area
- Pharmaceutical store

Finishes include, suspended ceilings with recessed feature lighting, air-conditioning, quality laminate floor finishes. The entire unit extends to approximately 134.6 sq m (1,449 sq ft).

The pharmacy is occupied under a single lease agreement from October 2019.
First Floor – Offices

Internally the property consists of secure access controlled reception area, open plan offices, private cellular offices, meeting rooms, training rooms, board room, staff canteens, tea/coffee stations, comms rooms, shower and changing facilities.

Finishes include, suspended ceilings, air-conditioning, quality carpet/tile/laminate floor finishes and passenger lift. The entire first floor extends to approximately 723 sq m (7,782 sq ft).

The entire first floor is occupied by the OPW under a single lease agreement with two government departments currently occupying the accommodation. The OPW benefits from 17 car spaces by way of a licence.
Schedule of Accommodation & Tenancy

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<thead>
<tr>
<th>Floor</th>
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<th>Lease Expiry</th>
<th>Rent Review</th>
<th>Rent p.a</th>
</tr>
</thead>
<tbody>
<tr>
<td>GF – Pharmacy</td>
<td>134.60</td>
<td>1,449</td>
<td>20 years</td>
<td>October 2019</td>
<td>Year 10</td>
<td>October 2039</td>
<td>CPI (C&amp;C) (10% / -5%)</td>
<td>€90,000</td>
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<td>GF – Medical Centre</td>
<td>510.30</td>
<td>5,493</td>
<td>20 years</td>
<td>November 2019</td>
<td>Year 10 &amp; 15</td>
<td>November 2039</td>
<td>CPI (C&amp;C) (10% / -5%)</td>
<td>€70,000</td>
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<td>FF - Offices</td>
<td>723.00</td>
<td>7,782</td>
<td>20 years</td>
<td>July 2002</td>
<td>N/A</td>
<td>July 2022</td>
<td>UORR</td>
<td>€70,000</td>
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<tr>
<td>TOTAL</td>
<td>1,524</td>
<td>16,404*</td>
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<td></td>
<td></td>
<td></td>
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<td>€230,000</td>
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</tbody>
</table>

*Total Floor Area inclusive of Common Areas
Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.

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6 Shannon Street,
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Tenure
The property is held on a long leasehold for 35 years from 16th November 2000. The property is subject to an annual ground rent of €34,283 pa plus 7.5% of the annual rent until 2035 under the long leasehold. On the expiration of the 35 year lease, a reversionary lease of 215 years will be granted from 16th November 2035 at a nominal rent. There is a separate car park licence containing 17 car spaces. The car park licence is at a nominal licence fee of €1.00

Viewings
All viewings are strictly by appointment through the sole selling agent.

BER details
BER: C3
BER: 800173890

Guide Price
Seeking offers in excess of €2,230,000 offering a Gross Initial Yield of 8%

A full copy of our general brochure conditions can be viewed on our website at http://www.cushwake.ie, or can be requested from your local Cushman and Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222.
For Sale: Medical Use Investment
First Floor, Ballyowen Lane, Lucan, Co. Dublin

Property Highlights

- Excellent, medical use investment opportunity situated in desirable suburban location in Lucan, Co. Dublin.

- Comprises of first floor extending to 636.38 sq m (6,850 sq ft) GIA.

- The property is let to a single tenant and is currently in use as a medical centre.

- Let to the Centric Health Primary Care Limited which operates over 50 medial units nationwide

- The property benefits from 11 surface car park spaces onsite.

- Total passing income of €95,000 p.a. 5 yearly rent review on CPI, Cap and Collar basis (10% / -5%)

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164 Shelbourne Road
 Ballsbridge
 Dublin 4
Tel: +353 1 639 9300
Location

Lucan is one of the largest and most established residential areas in the suburbs of South Dublin with an urban population of 49,279 person (Census 2016). Lucan village is located on the northern side of the N4 (approx. 2.8 km) where as the subject property is located on the south of the N4.

The subject property is located 1 km south of the N4 motorway, 2.7 km south west of the M50 and 13.7 km west of Dublin City Centre. The surrounding area is predominately mixed use. Amenities nearby include pubs, restaurants, convenient stores and a gymnasium.

Ballyowen Lane is located adjacent to Castle Road which connects to Ballyowen Road. The area is well serviced by Dublin Bus routes such as the 25A, 25B, 25N & 239 which operate daily. Clondalkin / Fonthill train station is 2.4km south - east of the subject property. Nearby occupiers include Eurospar, Lidl, Paddy Power, Ben Dunne Gym & Camile Thai.

Description

The subject property forms part of a mixed use building which includes a Creche and a Citizens Information Centre which is a part of the Ballyowen Castle Community Centre.

The subject property comprises a first floor medical centre of approx. 540.9 sq m (5,822 sq ft) on GIA & common areas on Ground & First Floor of approx. 95.5 sq m (1,028 sq ft) on GIA.

The medical centre has own door access at ground floor with an eight person lift. The property comprises of an entrance lobby, a large waiting room, reception desk along with eleven consultation rooms and a medical assessment area which comprises of four treatment bays with a clinical station. There are two offices, two fitted kitchens, quiet room, bin store unit, a staff canteen, locker room and storage room. There are also two sets of male & female WC and one disabled toilet. The property is in very good condition throughout as it was recently refurbished.
Schedule of Accommodation & Tenancy

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</thead>
<tbody>
<tr>
<td>First Floor Medical Unit</td>
<td>636.38</td>
<td>6,850</td>
<td>20 yrs</td>
<td>November 2019</td>
<td>November 2039</td>
<td>At the expiration of the tenth and fifteenth year of the term</td>
<td>5 yearly rent review on CPI, Cap and Collar basis (10% / -5%)</td>
<td>€95,000</td>
</tr>
</tbody>
</table>

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.

Rates
We understand that the total 2019 Rates payable are €9,356

Tenure
The property is held under long leasehold for a term of 999 years from 1st July 2004.

BER details
BER: B3
BER No: 800716938

Guide Price
Seeking offers in excess of €1,185,000 offering a Gross Initial Yield of 8%
For Sale: Medical Use Investment
Unit 2 Manor Mills, Maynooth, Co Kildare

Property Highlights

• Excellent, medical use investment opportunity situated in a desirable location in Maynooth, Co. Kildare.

• Comprises of first floor extending to 157.8 sq m (1,698 sq ft) on GIA.

• The property forms part of Manor Mills Shopping Centre and is accessed off Mill Street.

• The property has the benefit of ample car parking within Manor Mills Shopping Centre

• Let to Centric Health Primary Care Limited which operates over 50 medical units nationwide

• Total passing income of €25,000 p.a 5 yearly rent reviews on CPI, Cap and Collar basis (10% / -5%)

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Dublin 4

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Maynooth is Ireland’s only university town. It is located off the well established commuter belt and is approx. 25 km from Dublin City Centre. Maynooth has a population of 14,585 persons (Census 2016). The town is easily accessible via public transport (Dublin Bus & Irish Rail) and the M4 Motorway.

The property is situated on Mill Street which connects the Main Street in Maynooth to Manor Mills Shopping Centre. Mill Street is located adjacent to Moyglare Road & the R148. The area is well serviced by Dublin Bus routes such as the 66, 66x and 67 which operate daily.

The nearest Irish Rail stop is Maynooth Train Station and is 1.0km south from the subject property. The M4 is also an easily accessible. It is located approx. 1.9km south from the subject property. Occupiers within Manor Mills Shopping Centre include Dunnes Stores, Vodafone and Costa Coffee.

Unit 2 Manor Mills comprises a fully fitted medical unit located on the first floor within Manor Mills Shopping Centre. The unit is located in a purpose built modern shopping centre which is a part of a wider mixed use commercial and residential development.

The subject property is accessed via a lift from a ground floor lobby, which beenfits from a separate entrance on Mill Street.

The first floor comprises a reception / waiting area, WC facilities, five consultation rooms, a cleaning store, a pharmaceutical store and a kitchenette.

The unit extends to a total area of 157.8 sq m (1,698 sq ft) on GIA.
Schedule of Accommodation & Tenancy

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<tbody>
<tr>
<td>First Floor Medical Unit</td>
<td>157.8 sq m</td>
<td>1,698 sq ft</td>
<td>20 yrs</td>
<td>November 2019</td>
<td>November 2039</td>
<td>At the expiration of the fifth, tenth and fifteenth year of the term</td>
<td>€25,000</td>
<td></td>
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</table>

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.

Rates

We understand that the total 2019 Rates payable are €5,223

Tenure

The property is held under long leasehold for 999 years dating from the 1st March 2006.

BER details

BER: E1
BER No: 800717092

Guide Price

Seeking offers in excess of €315,000 offering a Gross Initial Yield of 7.93%

A full copy of our general brochure conditions can be viewed on our website at http://www.cushwake.ie, or can be requested from your local Cushman and Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222.