

Investment Opportunity: For Sale

22 Wicklow Street, Dublin 2



Property Highlights

- Excellent investment opportunity with c.4.31 years income remaining to the break
- Comprising Nail salon on the ground and basement with upper floors comprising office accommodation
- Entire extending to approx. 189.50 sq m (2,040 sq ft)
- Total current passing rent of €107,000 per annum

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BER E2

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Description

The accommodation comprises a four-storey-over-basement mixed use property extending to a total floor area of approx. 189.50 sq m (2,040 sq ft).

The ground and basement retail space extends to approximately 79.06 sq m (851 sq ft) comprising a fully fitted Nail Salon with toilet, kitchenette and storage facilities.

The first, second and third floor office space extends to approx. 110.46 sq (1,189 sq ft) and comprises fitted office space with carpeted floors, LED lighting, kitchen, toilet and storage facilities.



Schedule of Accommodation

22 Wicklow Street	Sq. M	Sq. Ft
Ground Floor & Basement	79.06	851
First, Second and Third Floors	110.46	1,189

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



Tenancies

K-Nails
Beauty Spa . Luxury USA Style

m c g
MCGILL PLANNING

K-Nails Limited:

The ground floor and basement retail space is let to K-Nails Limited on a 20-year FRI lease from February 2019 at a passing rent of €72,000 per annum. Mutual break option exercisable at the end of year 10.

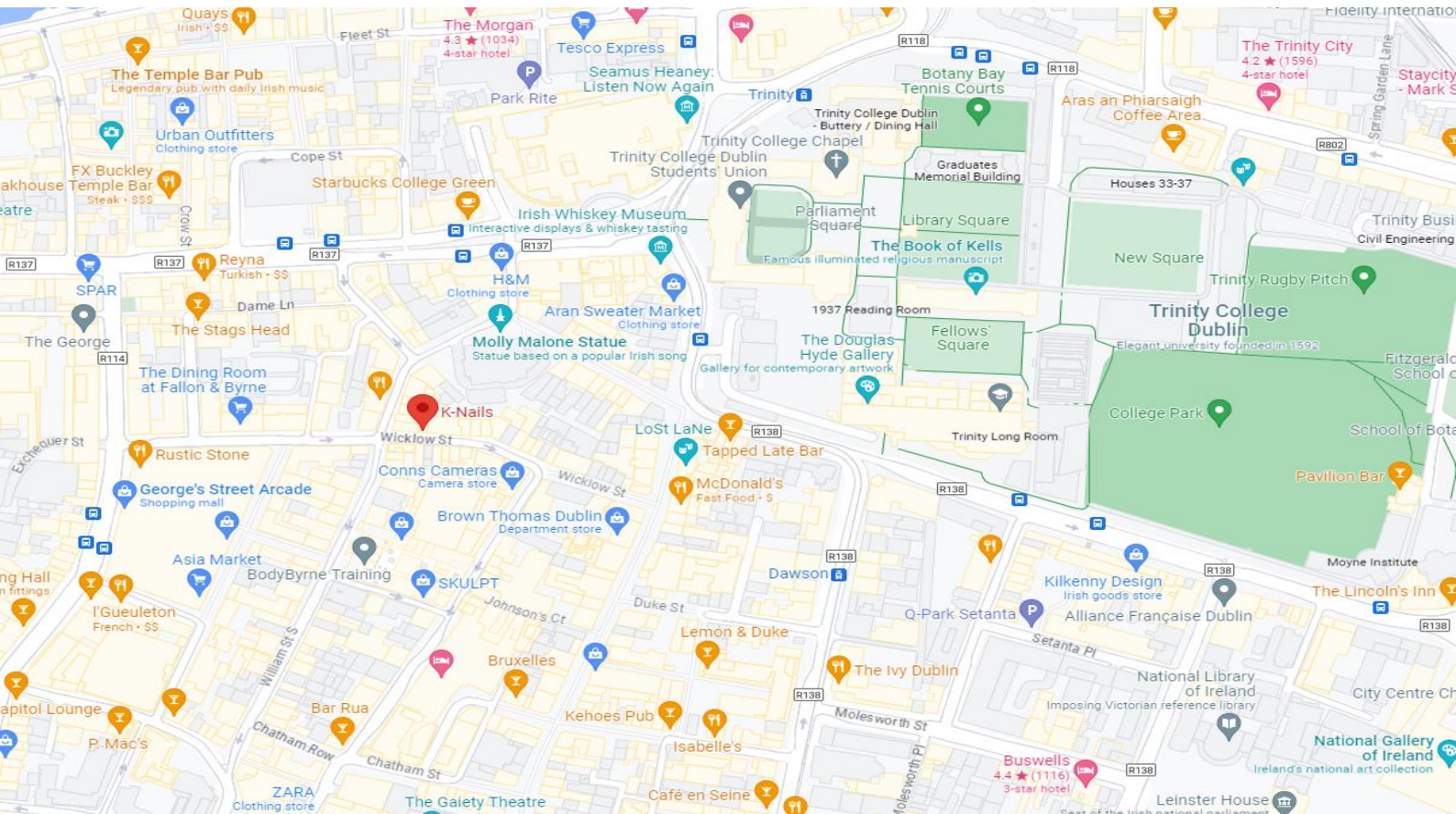
McGill Planning Limited:

Upper floors are occupied by McGill Planning Limited on a 5-year lease from September 2021 at a passing rent of €35,000 per annum. Break option at the end of year 3.

Location

The property is located within Dublin City Centre on the northern side of Wicklow Street. Wicklow Street is one of Dublin City Centre's primary streets. The immediate area comprises mainly office and retail uses with Grafton Street, one of Dublin's busiest retail thoroughfares and shopping districts, within a 1-minute walk from the subject property. Neighbouring occupiers include Louis Vuitton, Brown Thomas, Weir and Sons and River Bar Island. The area is also within a short walking distance of Trinity College.

There are ample transport links servicing the area including the DART, various Dublin Bus services, and the Luas Red and Green lines all within walking distance making it a highly accessible location.



Viewings

Strictly by appointment through sole selling agent.

Guide Price

Seeking offers in excess of €1.5 million reflecting a NIY of 6.49% assuming standard purchasers' costs of 9.96%.

BER Details

BER E2

BER No: 800805426

Tenure

The property benefits from a Freehold Title.

Commercial Rates

Commercial rates payable by the tenant for 2023 are understood to be €14,471.63.

A full copy of our general brochure conditions can be viewed on our website or can be requested from your local Cushman 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. Subject to Contract/Contract Denied.