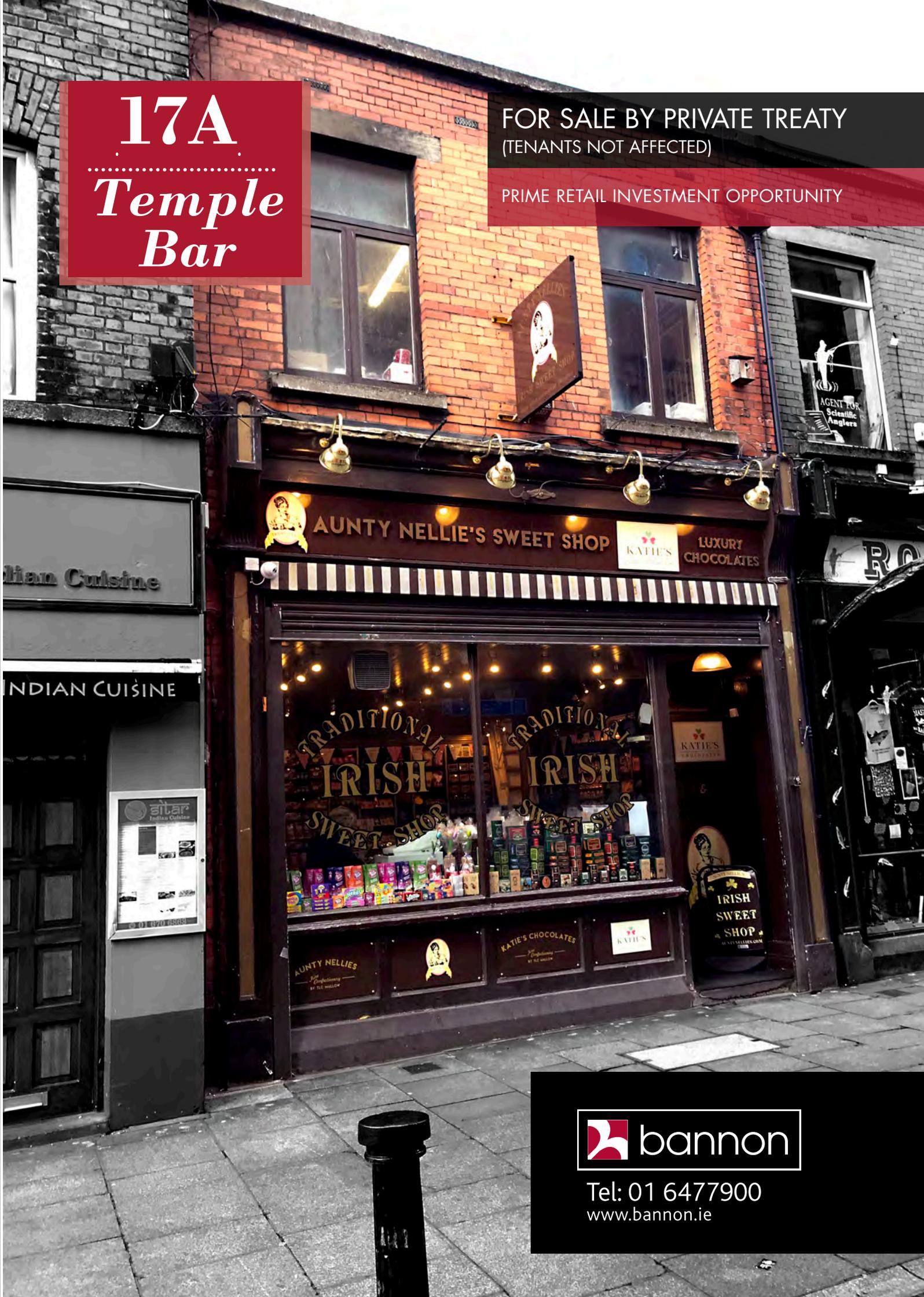


17A

Temple Bar

FOR SALE BY PRIVATE TREATY  
(TENANTS NOT AFFECTED)

PRIME RETAIL INVESTMENT OPPORTUNITY



Tel: 01 6477900  
[www.bannon.ie](http://www.bannon.ie)

# 17A Temple Bar

## INVESTMENT SUMMARY

- Prime retail investment located in the centre of Temple Bar, immediately adjacent Temple Bar Square.
- Tourism and cultural heart of the City.
- Two storey mid-terrace property extending to 55.1 sq.m.(593 sq.ft.)
- Entirely occupied by Auntie Nellie's Sweet Shop under a 35 year FRI lease from June 2016 at a passing rent of €34,303 per annum.



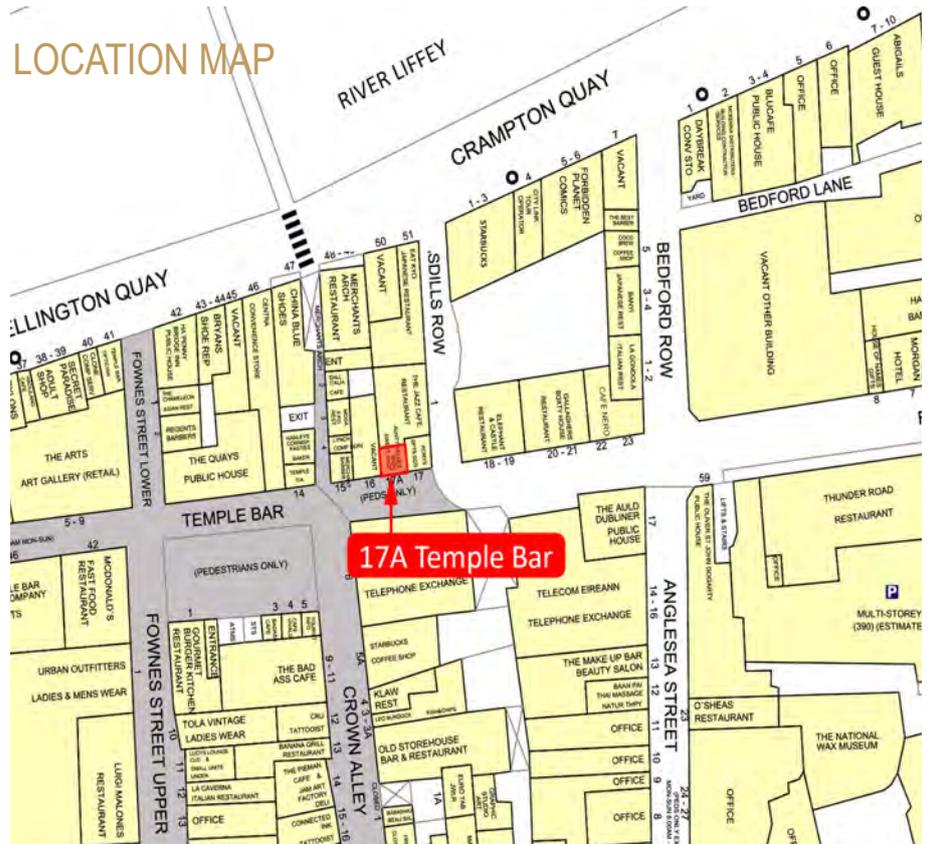
## LOCATION

Temple Bar is situated in the core of Dublin City Centre immediately south of the River Liffey and 500m west of O'Connell Bridge.

The area is one of Dublin's most vibrant and thriving cultural hubs attracting significant visitors annually to its cobbled streets, colourful social scene and established traders.

17A is located just a few steps from Temple Bar Square and benefits from proximity to the Ha'Penny Bridge, a high volume footfall link between the north and south city retail cores.

## LOCATION MAP



# 17A Temple Bar

## DESCRIPTION

17A Temple Bar comprises a two storey mid terrace property in the pedestrianised, Temple Bar district. At ground floor level the property is laid out for retail use with the first level currently in use as storage. Neighbouring occupiers include; Elephant & Castle, Cafe Nero, The Auld Dubliner and Gourmet Burger Kitchen amongst many others.

## ACCOMMODATION

17A Temple Bar	Area Sq M	Area Sq Ft
Ground Floor	28.13	303
First Floor	26.98	290
<b>Total</b>	<b>55.11</b>	<b>593</b>

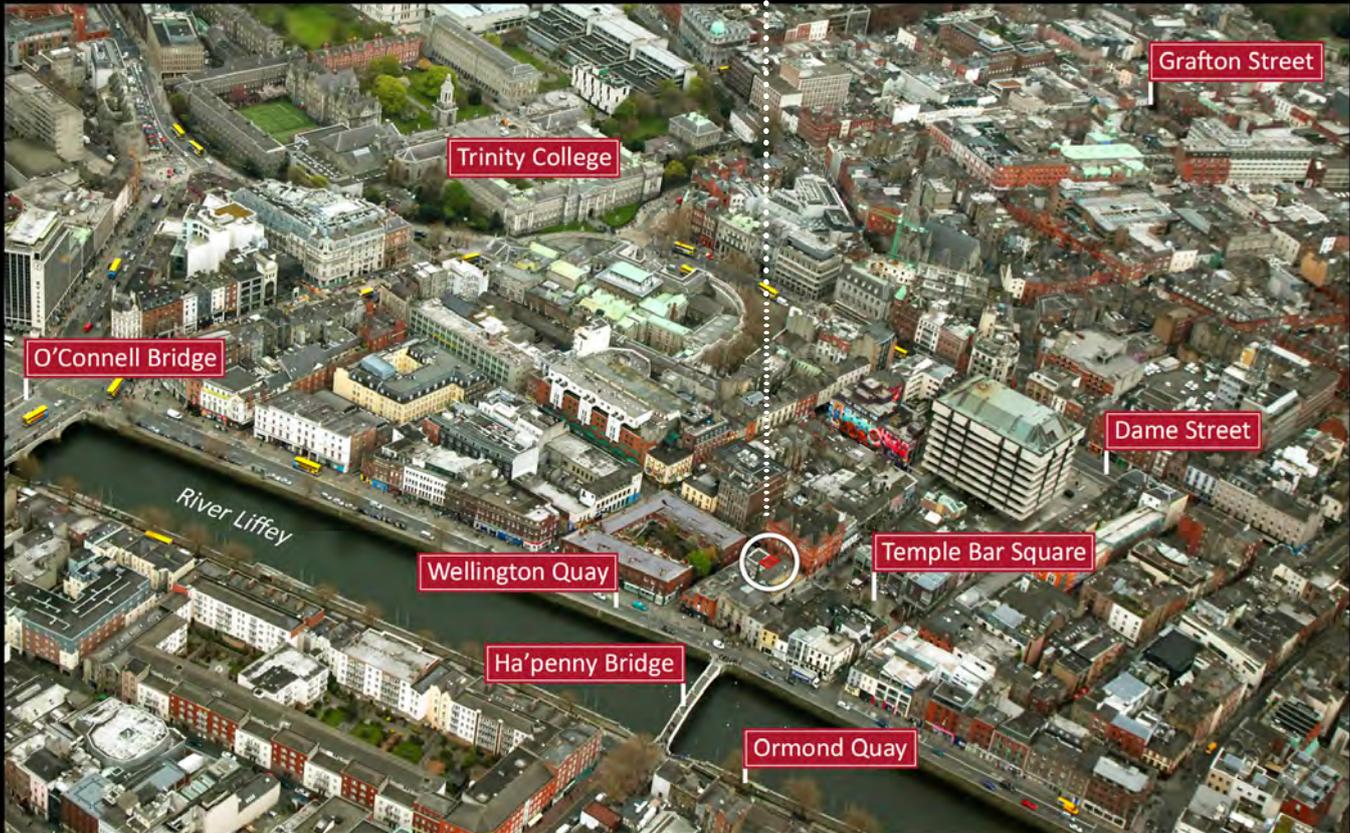
## TENANCY

Unit	Tenant	Lease Term	Term Commencement Date	Break Option	Rent Per Annum (excl)
17A	Aunty Nellie's Sweet Shop Ltd.	35 Years	16/06/2016	N/A	€34,303
<b>Total</b>					<b>€34,303</b>

\*Purchasers should satisfy themselves as to the accuracy of the above floor areas



# 17A Temple Bar



## TITLE

Freehold

## VAT

No VAT on sale

## SOLICITORS

 KALANNE O'LEARY

The Cross,  
Skerries,  
Co. Dublin

Tel: +353 1 849 0896

## BER



## VIEWING

Strictly by prior  
arrangement with the  
sole selling agent.

## PRICE

On application.

## CONTACT DETAILS

For further information,  
please contact the sole  
selling agent:



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