



St Olave's

St Olave's Centre

Malahide Road, Kinsealy, County Dublin

FOR SALE BY PRIVATE TREATY





St Olave's

links
Childcare

DAVID WARREN
HAIR AND BEAUTY

Allergy & Nutrition Clinic

eleven
CAFE LOUNGE

The Courtyard
for Brides

EugeneBerry.com
RENTAL

EVOLUTION
FITNESS

Maggie & me





Investment Highlights

- High yielding investment opportunity
- Established quasi-retail development in affluent Kinsealy/Malahide suburb
- 1,301 sq m (14,003 sq ft) scheme which is fully occupied with an annual rent of €221,000 per annum
- Weighted Average Unexpired Lease Term of c.12 years
- Ideal opportunity to capitalise on improving economic conditions



Location



For identification purposes only

St. Olaves is located approximately 3kms from Malahide and 10kms from Dublin City Centre. Its prominent location on the Malahide Road enables the centre to act as a catchment for the adjoining towns and villages of Portmarnock, Malahide and Swords.

The St. Olaves Neighbourhood Centre also benefits from 32 residential units within the scheme along with the adjoining residential developments of Abby Well, Coopers Wood, Emsworth Park and Kinsealy Business Park. In addition, it has quick access to both Portmarnock DART station and Dublin Airport.



Description



St. Olave's is a high end superb mixed use development situated in the growing community of Kinsealy. Excellently located fronting onto the Malahide Road, St Olave's has been designed in an L shape with a village style setting and beautifully landscaped open space to the front. The development in total comprises 12 units made up of 5 own door offices, 5 retail units, a crèche and a gym. The development is located within an exclusive scheme which also includes apartments and townhouses which have all been sold previously.

This investment sale at St. Olave's offers 10 of these attractive retail/office units with 7 of these fronting onto the landscaped courtyard with the remaining units located at the lower ground and first floors. The units are fully let to a range of occupiers including a crèche, gym, bridal shop, hair salon, auctioneers, café and a home furnishings store.

The scheme extends to 1,301 sq m (14,003 sq ft) with the benefit of over 46 car parking spaces at basement level. Individual units range from 64 sq m (689 sq ft) to 321 sq. m (3,455 sq ft).

APPROXIMATE FLOOR AREAS

Unit	Tenant	Area sq m	Area sq ft	Car Park spaces
Ground Floor				
1	The Good Room	105	1,130	4
3	The Courtyard for Brides	103	1,109	4
5/7	Links Creche	321	3,455	10
8	Evolution Fitness	227	2,443	8
9	David Warren Hair & Beauty	103	1,109	4
11	Eleven Café	104	1,119	4
13	Maggie & Me	103	1,109	4
15	Eugene Berry	105	1,130	4
18	DJC Accounting	66	710	2
19	Evolution Fitness	64	689	2
		1,301	14,003	46

Intending purchasers should satisfy themselves in relation to the accuracy of the floor areas.

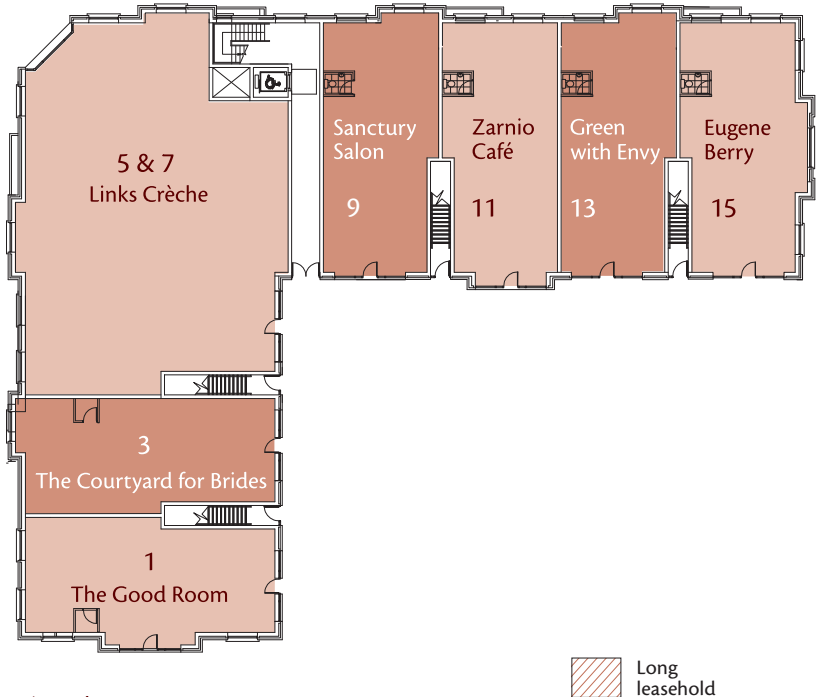


Floor Plans

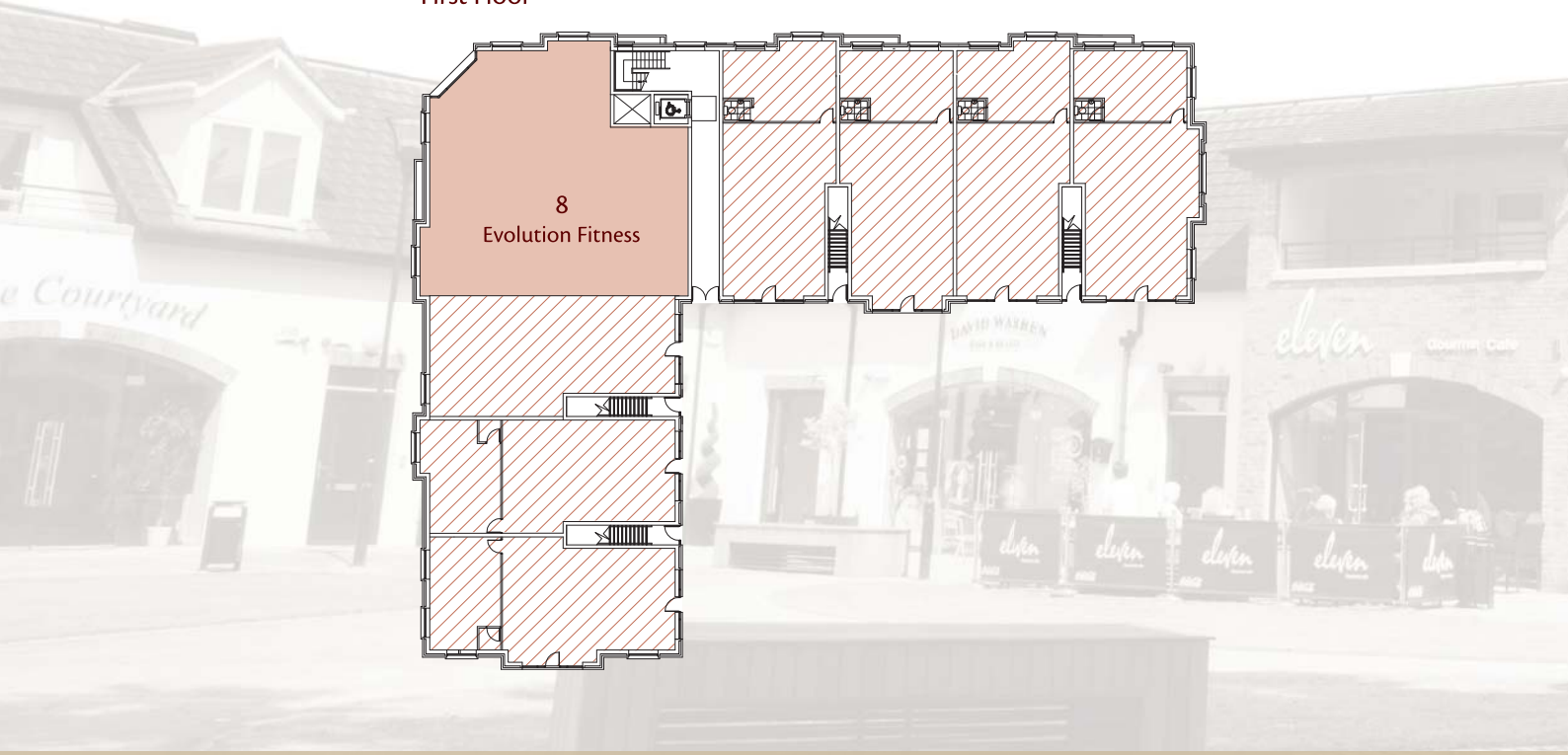
Lower Ground Floor



Upper Ground Floor



First Floor



Floor plan disclaimer: Not to scale, for illustration purposes only. This floor plan has been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty.

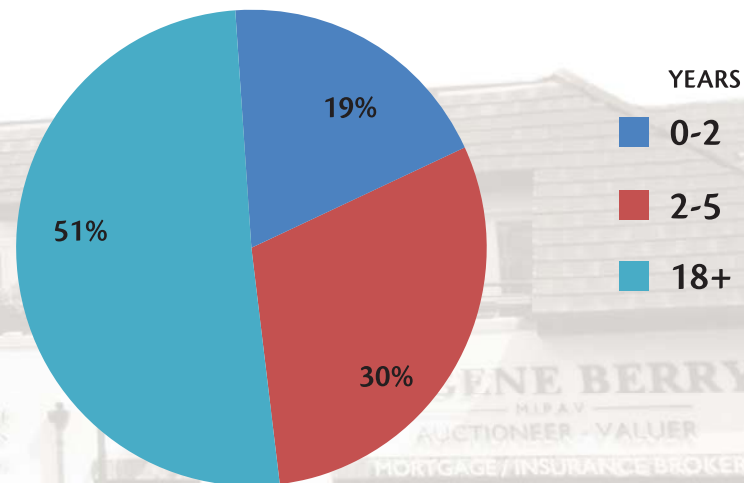
Tenancy Schedule

St. Olaves is fully let to a range of occupiers including crèche, coffee shop, hair salon, bridal shop, furniture store, auctioneers, ladies boutique and a gym.

The entire is relatively rack rented producing a rent roll of €221,303 per annum with a WAULT of c.12 years.

Unit	Tenant	Lease start	Lease end	Term years	Break option	Passing rent
1	The Good Room	07/07/2011	06/07/2021	10	30/06/2014 30/06/2017	€22,600
3	The Courtyard for Brides	01/02/2011	31/01/2021	10	31/01/2016	€20,000
5/7	Links Creche	14/09/2011	13/09/2036	25		€50,723
8	Evolution Fitness	18/02/2015	17/02/2025	10	17/02/2020	€30,000
9	David Warren Hair & Beauty	12/08/2010	11/08/2020	10	12/08/2015	€22,500
11	Eleven Café	01/05/2011	30/04/2036	25		€20,000
13	Maggie & Me	17/04/2009	16/04/2034	25	16/04/2014	€20,000
15	Eugene Berry	27/05/2009	26/05/2034	25	26/05/2014	€22,600
18	DJC Accounting	12/12/2013	11/12/2018	5		€5,680
19	Evolution Fitness	18/02/2015	17/02/2020	5	17/02/2018	€7,200
						€221,303

Income by term certain



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TITLE

We understand the property is held under Freehold title.

VAT

VAT is chargeable on the sale.

PRICE

On application.

VIEWINGS

Viewings are strictly by appointment through the joint selling agents.

BER RATING

BER C2 E2

CONTACT AGENTS

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newlyn



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