

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

SUPERB SINGLE TENANT "D4" INVESTMENT PROPERTY
(Tenant Unaffected)
77 MOREHAMPTON ROAD
DONNYBROOK
DUBLIN 4



■ INDUSTRIAL ■ OFFICE ■ **RETAIL** ■ INVESTMENT
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FOR SALE

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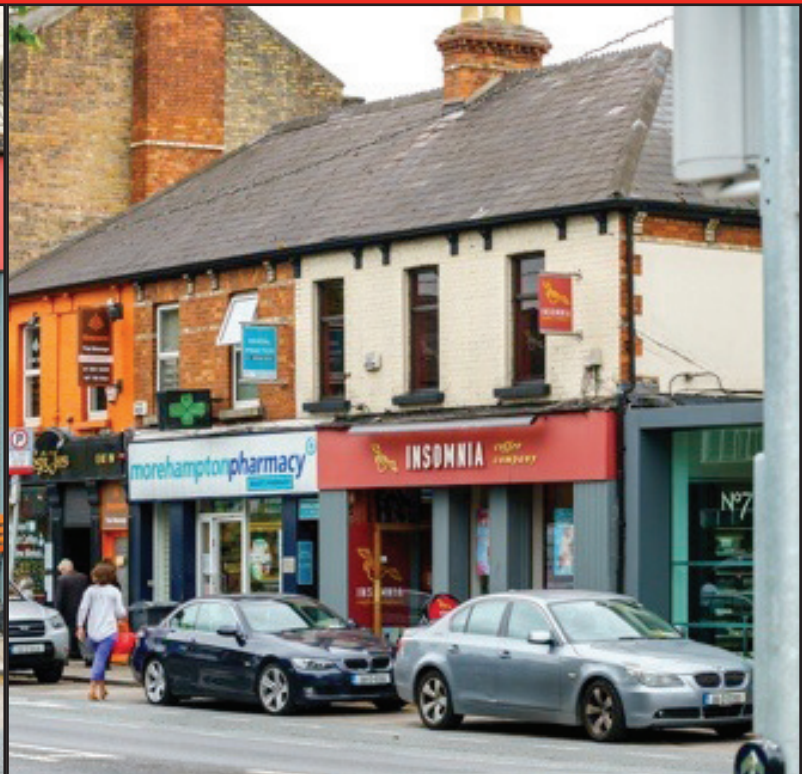
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- Let to Red Coral t/a INSOMNIA with unexpired 10 year term.
- Superbly located in Donnybrook Village.
- Entire let under FRI Lease with upward only rent reviews.
- Ideal personal pension plan product.

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DETAILS:

- A high profile property located on Morehampton Road in Donnybrook, adjacent to Donnybrook Fair, Boots, AIB Bank and Café Java.
- The property enjoys a substantial daily volume of passing pedestrian and vehicular traffic.
- The property comprises a two storey mid terrace building, superbly fitted out as a trademark Insomnia Coffee Shop and trading on ground and first floor levels, of in total approximately 183 Sq. Metres (approx 1,970 Sq. Ft.)

ACCOMODATION:

- Ground Floor: c 87 Sq. M.
Public seating, Disabled w.c. Under stairs storage.
Rear external seating / rear access
- First Floor: c 96 Sq. M.
Public Seating – Staff w.c. – Stores x 2.
- Total: c 183 Sq. M.

TITLE:

- We understand the property to be freehold, subject to the below letting .
- The entire property is let to Red Coral Catering Limited, trading as Insomnia, for a term of 20 years from February 2008.
- There are 5 yearly upward only rent reviews and the Tenant is liable for all repairs and Landlords insurance.
- The current passing rent is €120,000 per annum exclusive.

BER: D1

VIEWING:

- By prior appointment with the Agent only.

CONTACT:

- Ben Pearson - 01 2137777.
- Email: bpearson@agar.ie

VIEWING STRICTLY BY APPOINTMENT



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