

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

FOR SALE BY PRIVATE TREATY

SUPERB INVESTMENT & REFURBISHMENT
OPPORTUNITY IN THE HEART OF DUBLIN CITY / TEMPLE BAR.

77/78 DAME STREET, DUBLIN 2.

(Eddie Rockets tenancy not affected by pending sale)



■ INDUSTRIAL ■ OFFICE ■ RETAIL ■ INVESTMENT
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

FOR SALE

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- 5 STOREY OVER BASEMENT TERRACED PROPERTY IN TOTAL C 398 SQ. METRES, ADJOINING OLYMPIA THEATRE AND TEMPLE BAR.
- PRESENTLY PRODUCING SECURE LONG TERM INCOME OF €90,000 PER ANNUM EXCLUSIVE FROM LETTING OF GROUND FLOOR AND BASEMENT TO EDDIE ROCKETS DINER.
- SIGNIFICANT POTENTIAL TO INCREASE RENTAL INCOME FROM REDEVELOPMENT OF OVERHEAD AND SELF CONTAINED 4 FLOORS.
- LAPSED PLANNING PERMISSION TO CONVERT OVERHEAD 4 FLOORS INTO 2 X 1 BED UNITS AND 2 X 2 BED UNITS. [COPY PLANNING PERMISSION AVAILABLE ON REQUEST].



■ **LOCATION:**

The property is located on Dublin's Dame Street, immediately adjacent to the Olympia Theatre and on the very door step of Temple Bar, with neighbouring occupiers including a variety of food & beverage and retail operations.

■ **DESCRIPTION:**

The property comprises a terraced 5 storey over basement building, with restaurant at ground floor, with separate self-contained street access to the four overhead floors which are in need of total refurbishment. The property is a listed structure [No. 2129].

There is a lapsed planning permission to convert the overhead floors into 2 two bed and two one bed apartments. [Planning Ref: 3314/15].

The ground floor restaurant trades as an Eddie Rockets Diner, and has recently been extensively refitted.

■ **ACCOMMODATION:**

Ground Floor – Restaurant	c 92.19 Sq. M.
Basement – Storage/Cellar	c 91.82 Sq. M.
First Floor	c 62.87 Sq. M.
Second Floor	c 62.87 Sq. M.
Third Floor	c 73.11 Sq. M.
Fourth Floor	c 15.14 Sq. M.
Total	c 398.00 Sq. M.

■ **TITLE:**

Freehold, subject to a letting of the ground floor to Eddie Rockets Ireland Limited for a term of 10 years, incorporating an open market rent review at the end of year 5, subject to a rent of €90,000 per annum exclusive. Tenant liable for payment of rates & landlords insurance and for internal repairs. There is full vacant possession available of the upper floors.

■ **VAT:** Vat will not be applicable to the sale price.

■ **BER:** Exempt as a listed structure.

■ **GUIDE PRICE:** €1.5 Million, subject to contract and title.

■ **VIEWING:** To view or for further information contact Ben Pearson bpearson@agar.ie 01 2137777.

VIEWING STRICTLY BY APPOINTMENT

