

EXCELLENT MIXED USE INVESTMENT OPPORTUNITY (TENANTS NOT AFFECTED)

108 RATHGAR ROAD, RATHGAR, DUBLIN 6



01-638 2700

- High profile mixed use investment comprising licensed premises & four purpose built apartments overhead.
- Licensed premises is leased to Pizza Eile Limited (t/a The 108) on a 10 year lease from November 2014 (approx. 4 years unexpired) at a passing rent of €75,000 per annum.
- 4 x spacious one bedroom apartments to upper floors producing €72,744 per annum.
- The property was constructed in 2010 and includes sustainable features including solar panels and rainwater harvester.





LOCATION

The subject property is strategically and pivotally situated on the junction of Rathgar Road, Rathgar Avenue, Highfield Road and Orwell Road in the well established affluent south suburb of Rathgar village. Rathgar is a well located south Dublin suburb which links Rathmines and Dublin City Centre to Terenure and Rathfarnham.

Surrounding occupiers are principally commercial in nature comprising numerous complementary restaurants, shops and licensed premises. There is also a large residential populace within the district. Nearby occupiers include SuperValu, O'Briens Off-License, Bijou Bistro and Lloyds Pharmacy.

DESCRIPTION

The property comprises a three storey over basement (with a roof top terrace) mixed use development which was developed in 2010 and extends to approximately 421 sqm (4,530 sqft).

The ground floor comprises a licensed premises trading as 'The 108' with open plan seating area, bar, kitchen and male & female toilets. The basement provides for security room and cellar storage. Pedestrian access is provided off Rathgar Avenue / Rathgar Road to serve the public house.

The upper floors benefit from independent access off Rathgar Road and are in residential use comprising four spacious one-bedroom apartment units with private balconies at first and second floor level as well as a communal roof terrace at third floor level.

The property was constructed in 2010 and includes sustainable features including solar panels and rainwater harvester.

ACCOMMODATION

Description	GIA Sqm	GIA Sqft
Ground Floor - Licensed Premises	136	1,464
Basement - Dry Goods & Cold Room	63	678
First Floor		
Apartment 1	56	602
Apartment 2	55	592
Second Floor		
Apartment 3	56	602
Apartment 4	55	592
Total Area	421	4,530

All intending purchasers are specifically advised to verify all floor areas and undertake their own due diligence.

**TENANCY**

The ground floor and basement licensed premises is leased to Pizza Eile Limited (t/a The 108) on a 10 year lease from November 2014 (approx. 4 years unexpired) at a passing rent of €75,000 per annum.

The tenant company operates under the Galway Bay Brewing Brand which has been operational for in excess 10 years and operates 11 premises in Dublin, Belfast and Galway.

The four apartments on the upper floors are leased on standard one-year leases at rents of €1,500 to €1,562 per calendar month. Annual rental income from the apartments is €72,744.

Total rental income for the entire equates to €147,744 per annum.

BER INFORMATION

Apartments: BI-B3

Licensed Premises: EI

BER numbers available on request

RATES

Rateable Valuation 2020: €37,500

Rate Multiplier 2020: 0.2680

Rates Bill 2020 €10,050

TITLE

Good Unencumbered Freehold/ Long Leasehold

PRICE

Guiding €2,200,000 exclusive

SOLICITORS

Peter McShane & Ann Matthews

OCWM Law

Kilmore House, Spencer Dock

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FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole sales agent Lisney.

For further information please contact:

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VIDEO TOURS

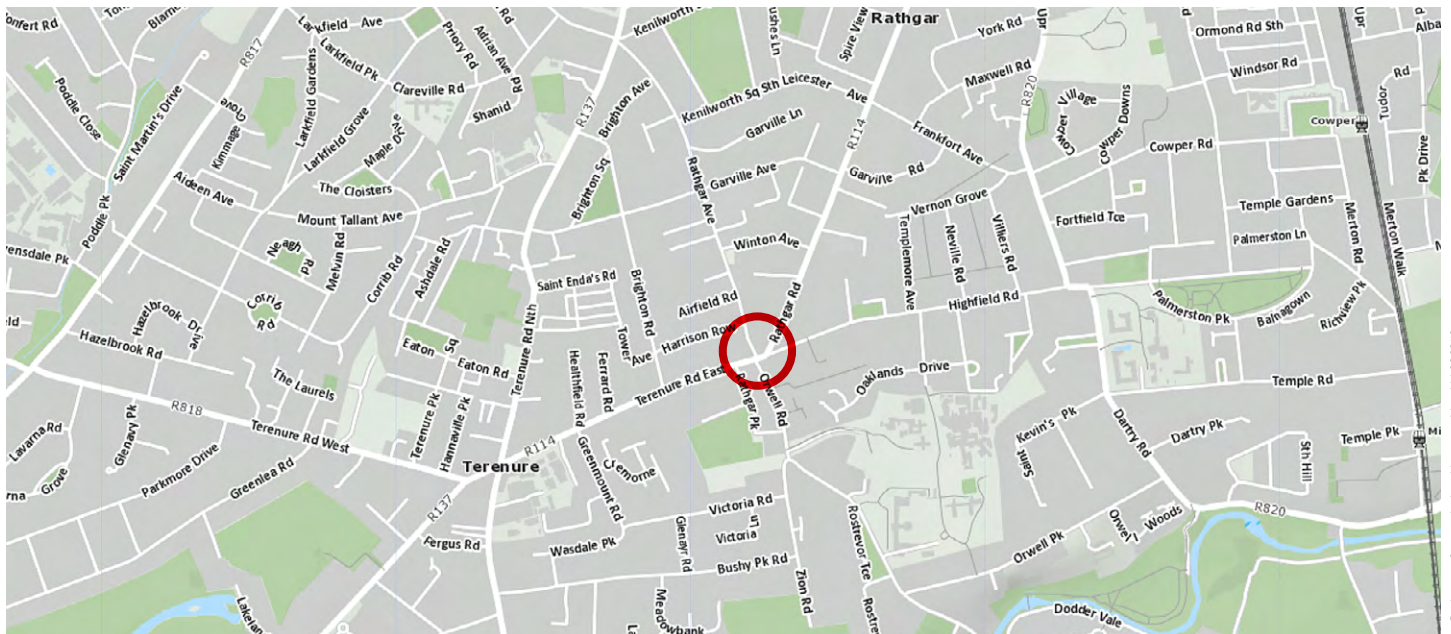
The I08 Premises <https://youtu.be/DVF-loR222s>

Apartment 1 <https://youtu.be/2SpKAdYhLQs>

Apartment 2 <https://youtu.be/WvghxUp3BOY>

Apartment 3 <https://youtu.be/a8tLXBO9x7M>

Apartment 4 <https://youtu.be/8ba8TjUpA3Y>



DUBLIN

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

