



Outline for the purpose of identification only

Unit 3 Gandon House & Units 5 (A-D) Beresford House, Custom House Square, IFSC, Dublin 1 (Tenants not Affected)

FOR SALE – PRIME RETAIL INVESTMENT, FULLY LET SUBJECT TO A COMBINED PASSING RENT OF €228,500 PER ANNUM



Savills
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PSRA License: 002233



Landmark commercial parade in the centre of the International Financial Services Centre and Dockland District



Long established European base to a host of leading global and indigenous financial, legal and tech office occupiers



Situated opposite to the National College of Ireland, while convenient to the National Convention Centre and the “3 Arena”



Immediately adjacent to the Mayor Street **Red Line Luas**



Highly accessible location, with ample parking located near by



Strong ABC 1 demographic working and residing in the area



Coveted occupational F&B / retail trading location



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ACCOMODATION SCHEDULE



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Unit	Sq ft	Sq M
3	807	75
5 A & B	979	91
5 C Inc Mezzanine	570	53
5 D	387	36
<p><i>All parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided</i></p>		

Tenancy Details

Unit 3

Gandon House Square, Mayor Street Lower, IFSC, Dublin 1

Leased to the Great American Bagel Factory Ireland Ltd for a term of 25 years from 11th August 2000 subject to a passing rent of €82,500 per annum exclusive of rates, service charge and insurance. The subject unit is sub divided and the head tenant has sublet their interest to Subway and Burritos & Blues. The head lease provides for an upward only rent review.

Unit 5A&B

Beresford House, Custom House Square, IFSC, Dublin 1

Leased to Natural Bakery Company Ltd for a term of 10 years from 12th November 2015 subject to a passing rent of €72,500 per annum exclusive of rates, service charge and insurance.

Unit 5C

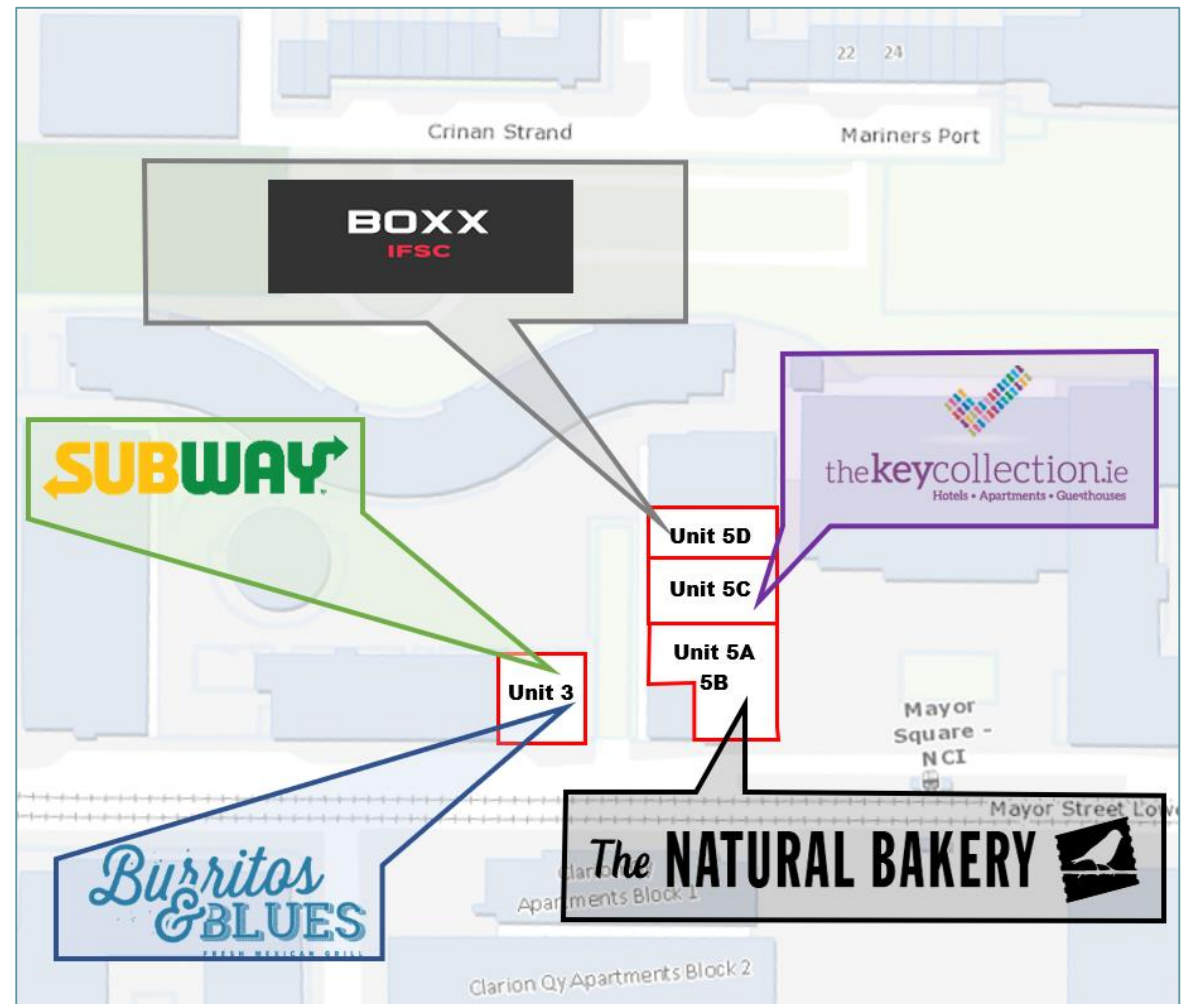
Beresford House, Custom House Square, IFSC, Dublin 1

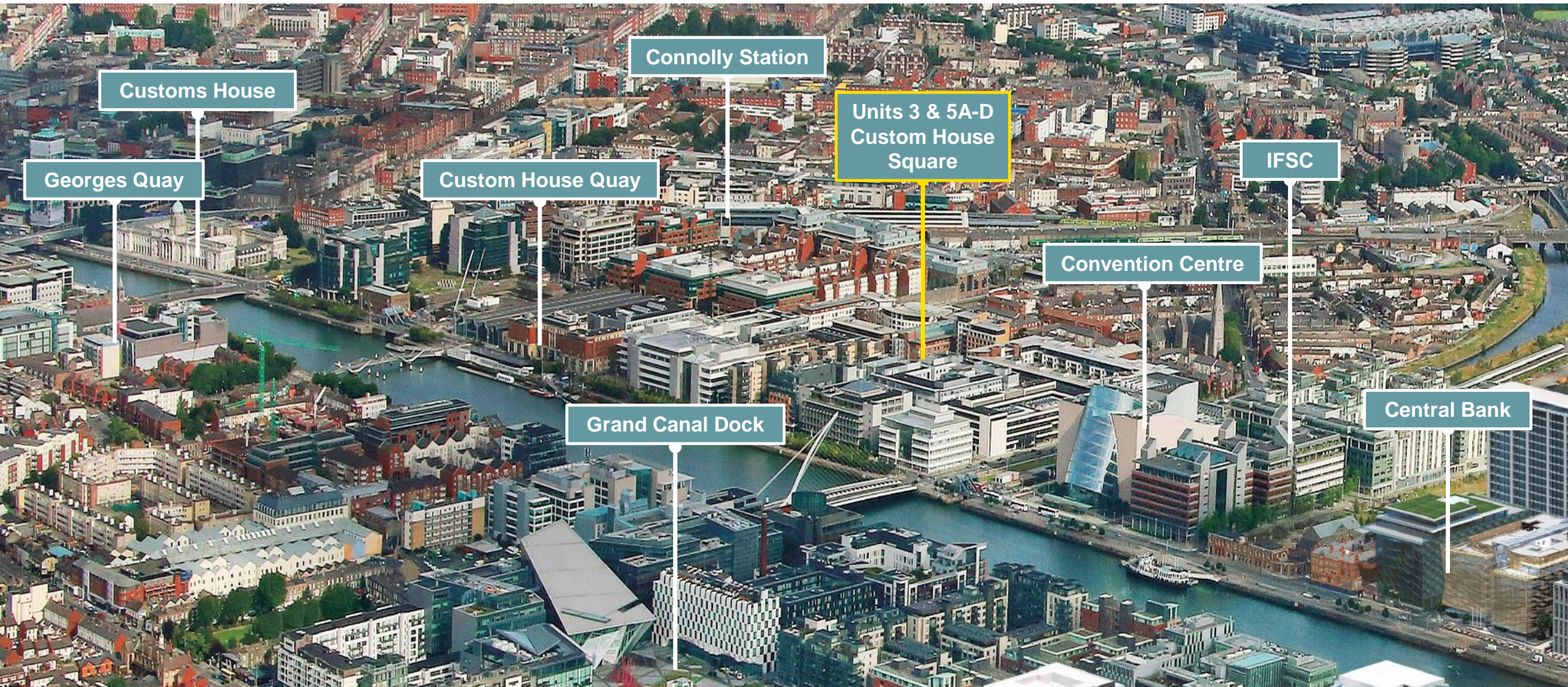
Leased to Eileen Dunne & Stefano Crescenzi for a term of 25 years from 12th March 2001 subject to a passing rent of €38,500 per annum exclusive of rates, service charge and insurance. The unit is sub leased to The Key Collection. The head lease provides for an upward only rent review.

Unit 5 D

Beresford House, Custom House Square, IFSC, Dublin 1

Leased to Boxx Barbers for a term of 25 years from 3rd April 2001 subject to a passing rent of €35,000 per annum exclusive of rates, service charge and insurance. The head lease provides for an upward only rent review.





Guide Price €2.5m

BER Reports available
upon request

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