

4-6 Cardiff Lane

Dublin 2



Tenants not affected
Excellent Development
Opportunity (S.T.P)

savills

Property Overview



Investment opportunity with significant development potential (STP)



Short term income totalling €58,000 per annum



Prominent frontage onto Cardiff Lane



WAULT 2.95 years



Location

The property is located on the west side of Cardiff Lane, adjacent to the city's Grand Canal area, in Dublin 2.

The asset is in an unrivalled mixed residential and commercial location with proximity to Grand Canal Square which provides significant amenity including Bord Gais Energy Theatre, Clayton Hotel and The Marker Hotel. Neighbouring occupiers include Three, Facebook, McCann FitzGerald, William Fry and Matheson. The Samuel Beckett Bridge is situated approximately 100m to the north.

The property benefits from excellent public infrastructure being only 800m from Pearse Street train station, Dublin's commuter hub, while Q-Park operate a 166 space multi-storey car park only 300m away at Grand Canal Square.

Asset Overview

The property comprises 2 no. two storey properties on a rectangular site, extending to approximately 0.04 ha (0.11 acres). The property is bound and accessed by Cardiff lane to the east, directly south is an access lane way and a 304 key Clayton Hotel, whilst the west the property is bound by the rear of No. 33 Sir John Rogerson's Quay. To the north No. 1-3 Cardiff Lane.

Tenancy

The property benefits from the below two tenancies:

Tenant	Lease Start	Lease Expiry	Passing Rent
Penrom Limited t/a Starbucks	01/04/2012	31/03/2022 (3.75 years UXT)	€22,000 p.a.
Liskey Limited t/a Arena Kitchens	01/11/2000	31/10/2020 (2.33 years UXT)	€36,000 p.a.
Total Passing Rent			€58,000 p.a.

Penrom Limited have a rent review outstanding.

Development Potential

The property offers a rare development opportunity in the South Docklands.

The Property is located within City Block 11, as defined by the North Lotts & Grand Canal Dock Strategic Development Zone. The subject site is annotated on the scheme maps as an existing building.

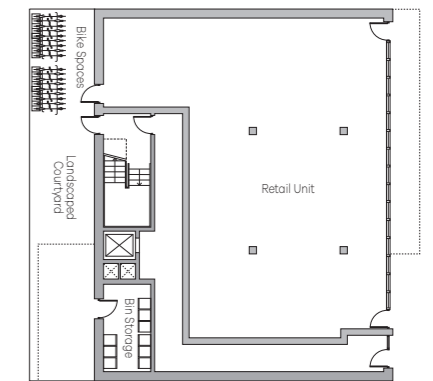
The Vendor has not commenced the Planning process, any planning enquiries should be made directly to Dublin City Council.



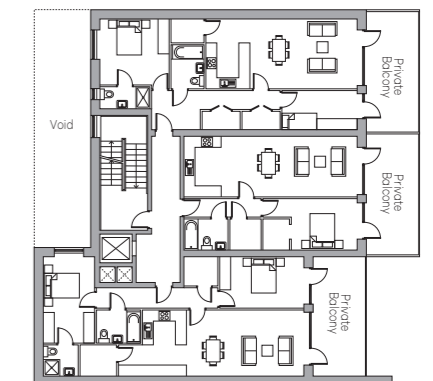
Feasibility Study

While there is no current planning permission pertaining to the property for future development, a feasibility study has been prepared to illustrate the development potential of the subject site, subject to planning permission.

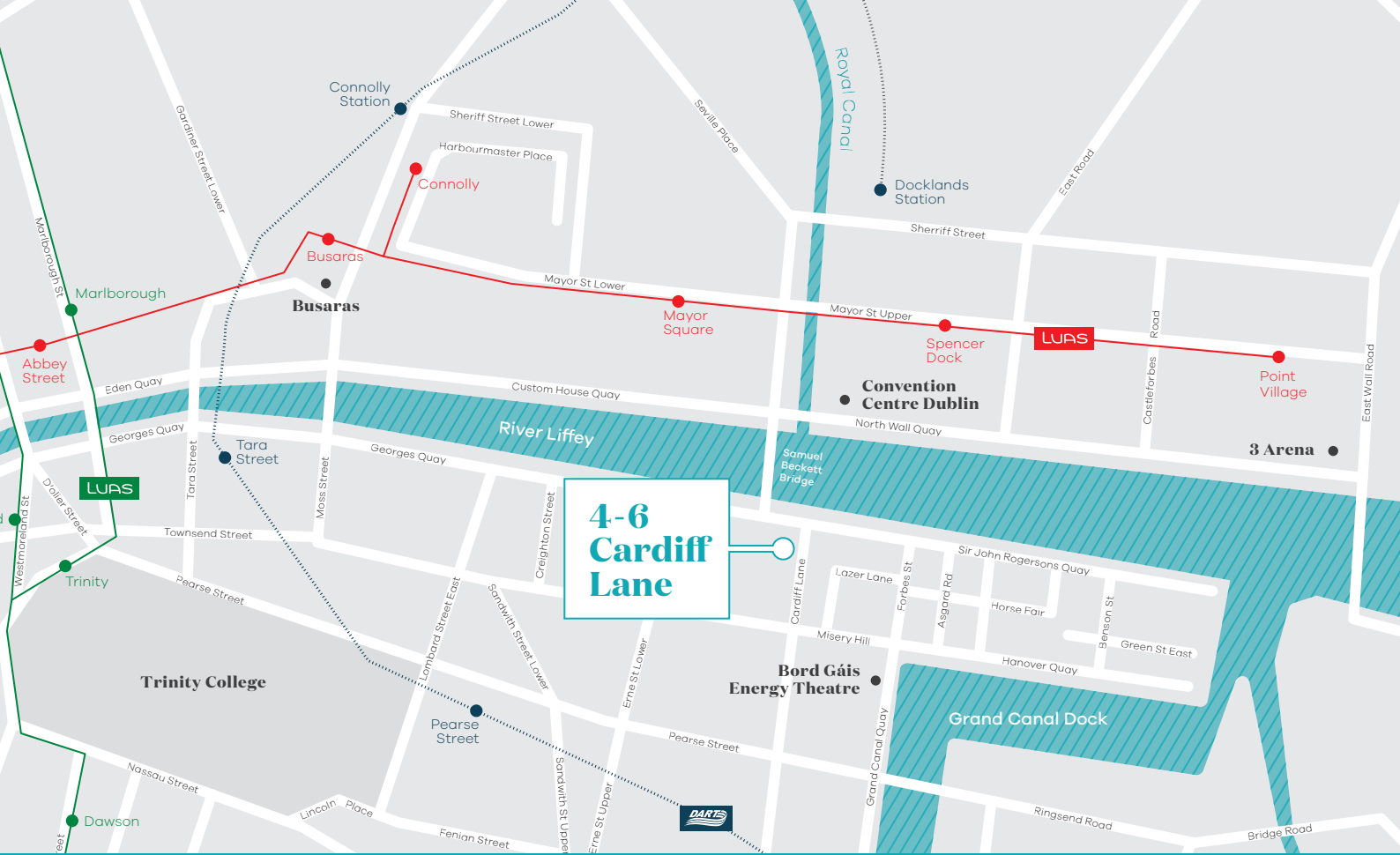
This feasibility study, prepared by BKD Architects illustrates the potential of the site to accommodate a scheme comprising 210 sqm ground floor retail units with 17 no. apartments, subject to planning permission. The site may also be suitable for commercial uses such as offices, subject to planning permission. This feasibility pack is available from Savills.



GROUND FLOOR



UPPER FLOOR



Further Information

Method of Sale

The subject property is being offered for sale by Private Treaty.

Title

The property is held by way of freehold title.

VAT

Purchasers are required to satisfy themselves on the VAT position regarding the purchase of the property.

Agent



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BER Details

4 Cardiff Lane



5-6 Cardiff Lane



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