

FOR SALE

by Private Treaty



**59-61 Dame Street &
1-2 Eustace Street
Dublin 2**

**Outstanding
Investment
Opportunity**

Excellent high profile Dublin 2 location

Substantial 1,383.81 sq. m.
(14,895.19 sq. ft.) building with
excellent visibility from South Great
Georges Street and College Green

Currently producing €123,400pa

Upper floors substantially vacant

Offering refurbishment/
redevelopment potential

Existing tenants not affected by sale



DESCRIPTION

The property comprises a five storey over basement corner building, extending to a total area of 1,383.81 sq. m (14,895.19 sq. ft.). It consists of two ground floor retail units with basement retail element on Dame Street and overhead office accommodation and apartment separately accessed from Eustace Street.

The ground floor accommodation is laid out to provide two separate retail units. The first retail unit has return frontage onto Eustace Street (currently occupied by

Mr Simms) with basement storage via a spiral staircase. The second larger retail unit fronts Dame Street (currently occupied by Crack Bird) and also has basement accommodation which is accessed internally.

Access to the upper floors of Shamrock Chambers, is provided via a separate entrance from Eustace Street. The entrance hall has a manually operated cage lift with surrounding solid staircase. The lift was featured in the 1996 film Michael Collins which starred Liam Neeson.





LOCATION

The property is situated on the north side of Dame Street at the corner of Eustace Street and diagonally opposite South Great Georges Street. Dame Street is a very busy street at the southern boundary of Temple Bar, and connecting Lord Edward Street to College Green. The Dame Street and Temple Bar area comprises an eclectic mix of occupiers including a broad range of restaurants, retail shops, pubs, hotels and other entertainment and service outlets at ground and basement level with mainly small office suite use on the upper floors. Occupiers in the immediate area include The Central Bank of Ireland, The Olympia Theatre, The Button Factory, KC Peaches and The Mercantile Hotel to name a few.



Retailers such as H & M and Abercrombie & Fitch are located in the College Green end of this area. Presentations to the Council are on-going on the proposed major transformation of the College Green location. The proposal is to create a plaza in College Green with no east-west traffic except for pedestrians and cyclists. LUAS and buses would pass via Lower Grafton Street and Nassau Street and there would be a segregated two way cycle tract at the Bank of Ireland opposite Trinity College. As part of these works it is planned to improve the road layout on Dame Street to provide a high quality pedestrian environment with the widening of footpaths and introduction of dedicated cycle lanes.



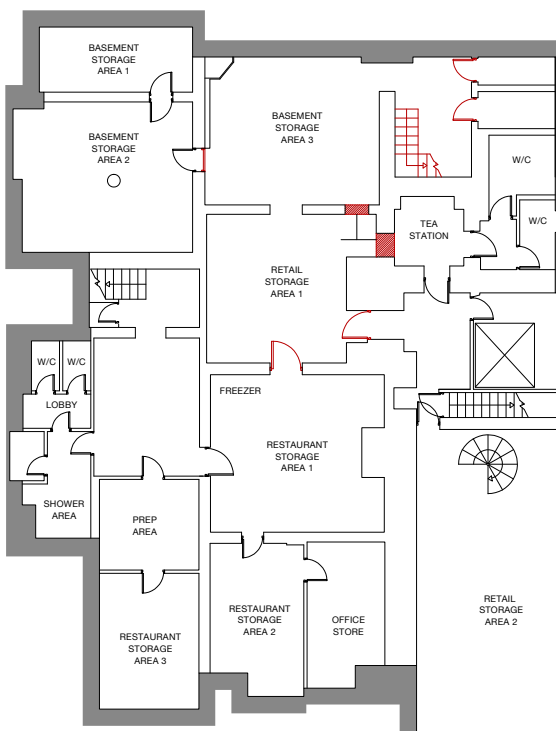
PROTECTED STRUCTURE

The property is listed on Dublin City Councils Protected Structures list no. 2691, 1-2 Eustace Street; Shamrock Chambers stucco pedimented entrance door and flanking windows and cage lift.

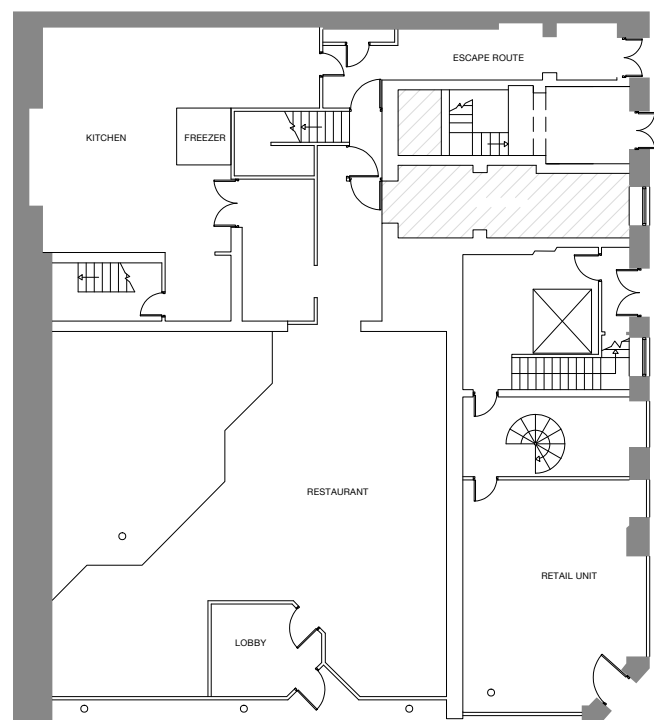
Tenancy Schedule / Schedule of Areas

Floor	Tenant	Size sq. m.	Size sq. ft.	Lease Commencement Date	Lease End Date	Term	Contracted Rent
Ground - Unit 1	Terry Dunne t/a Mr Simms Olde Sweet Shop	53.17	572.32	1st January 2016	31st December 2016	1 year	€ 45,000
Ground - Unit 2	Jo Burger Ltd	257.76	2,774.50	1st December 2012 with rent review in year 5	30th November 2022	10 years	€ 70,000
First		36.13	388.90				
Basement		123.34	1,327.14				
		417.23	4,490.54				
Basement	Vacant	207.28	2,231.14				
First Floor							
Office Suite 1	Michael Doyle	57.07	614.30	1st August 1994 with rent reviews every 5 years	31st July 2029	35 years	€ 8,400
Office Suite 2	Vacant	60.76	654.01				
Office Suite 3	Vacant	90.44	973.49				
		208.27	2,241.80				
Second Floor							
Office Suite 1	Vacant	64.40	693.20				
Office Suite 2	Vacant	34.63	372.75				
Office Suite 3	Vacant	25.21	271.36				
Office Suite 4	Vacant	23.01	247.68				
Office Suite 5	Vacant	16.50	177.60				
Office Suite 6	Vacant	17.76	191.17				
		181.51	1,953.76				
Third Floor							
Office Suite 1	Vacant	31.79	342.18				
Office Suite 2	Vacant	34.66	373.08				
Office Suite 3	Vacant	35.13	378.14				
Office Suite 4	Vacant	25.45	273.94				
Office Suite 5	Vacant	24.01	258.44				
Office Suite 6	Vacant	15.78	169.85				
Canteen	Vacant						
		166.82	1,795.63				
Fourth Floor							
Office Suite 1	Vacant	30.85	332.07				
Office Suite 2	Vacant	16.75	180.30				
Office Suite 3	Vacant	37.56	404.29				
Apartment	Vacant	64.37	692.87				
		149.53	1,609.53				
Total		1,383.81	14,894.71			Total	€ 123,400

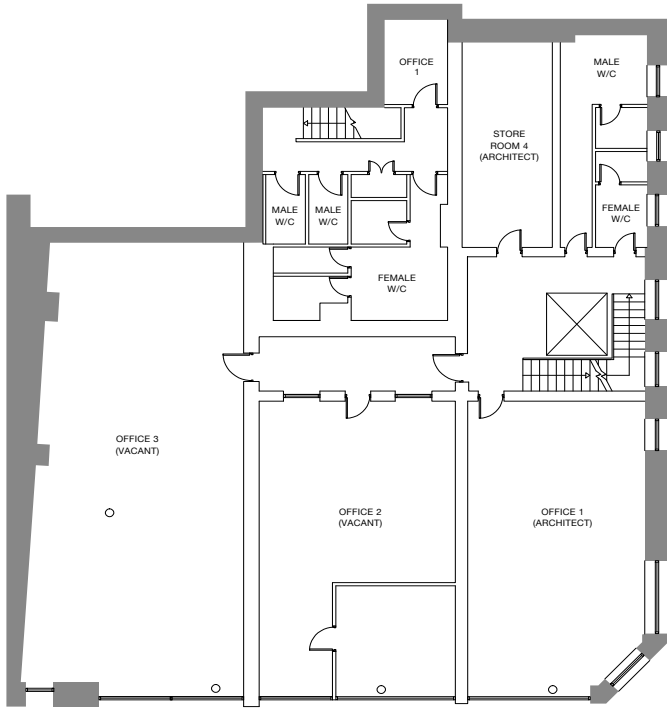
PLANS



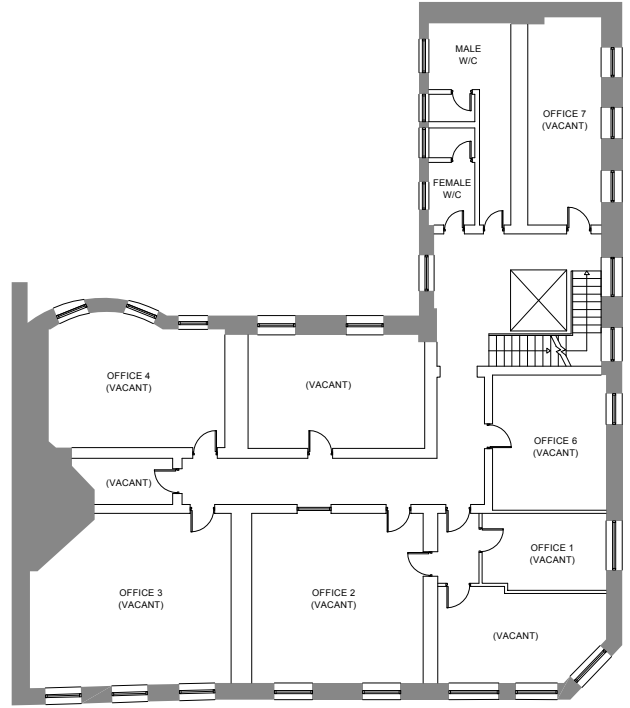
Proposed Basement Plan



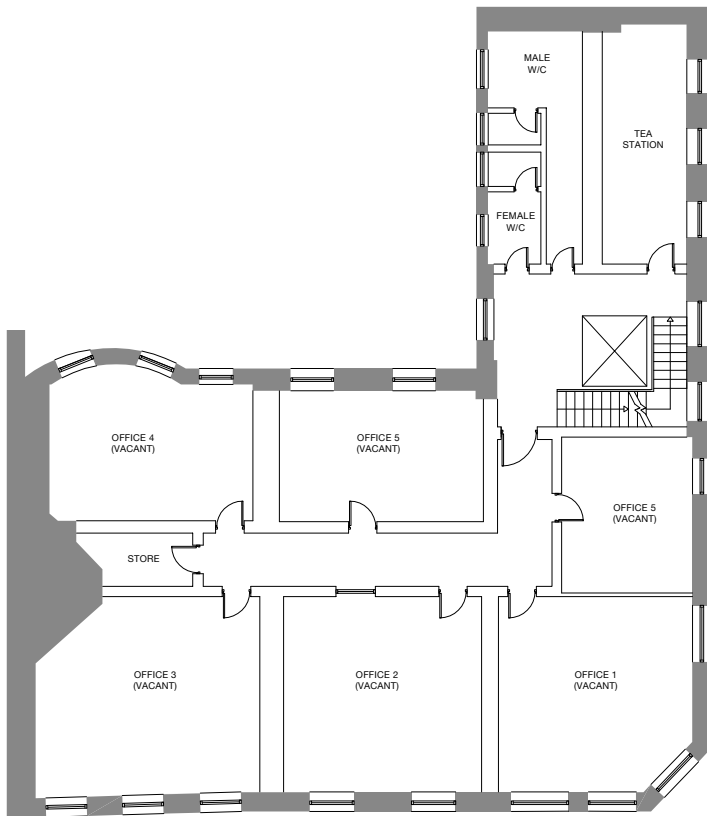
Ground Floor Plan



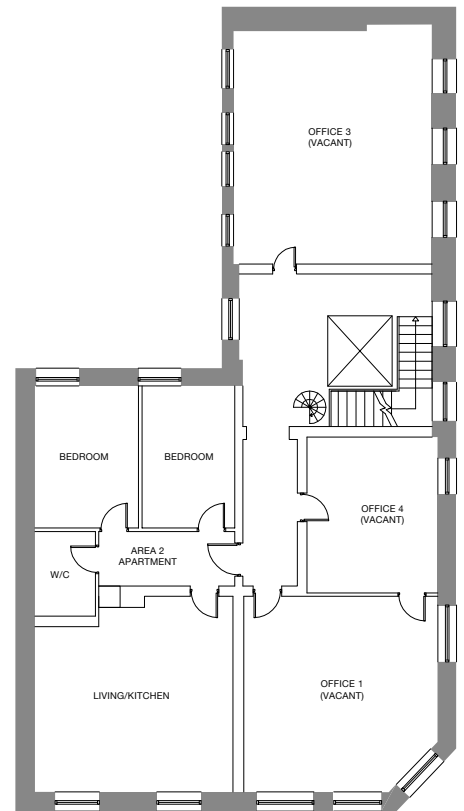
First Floor Plan



Second Floor Plan

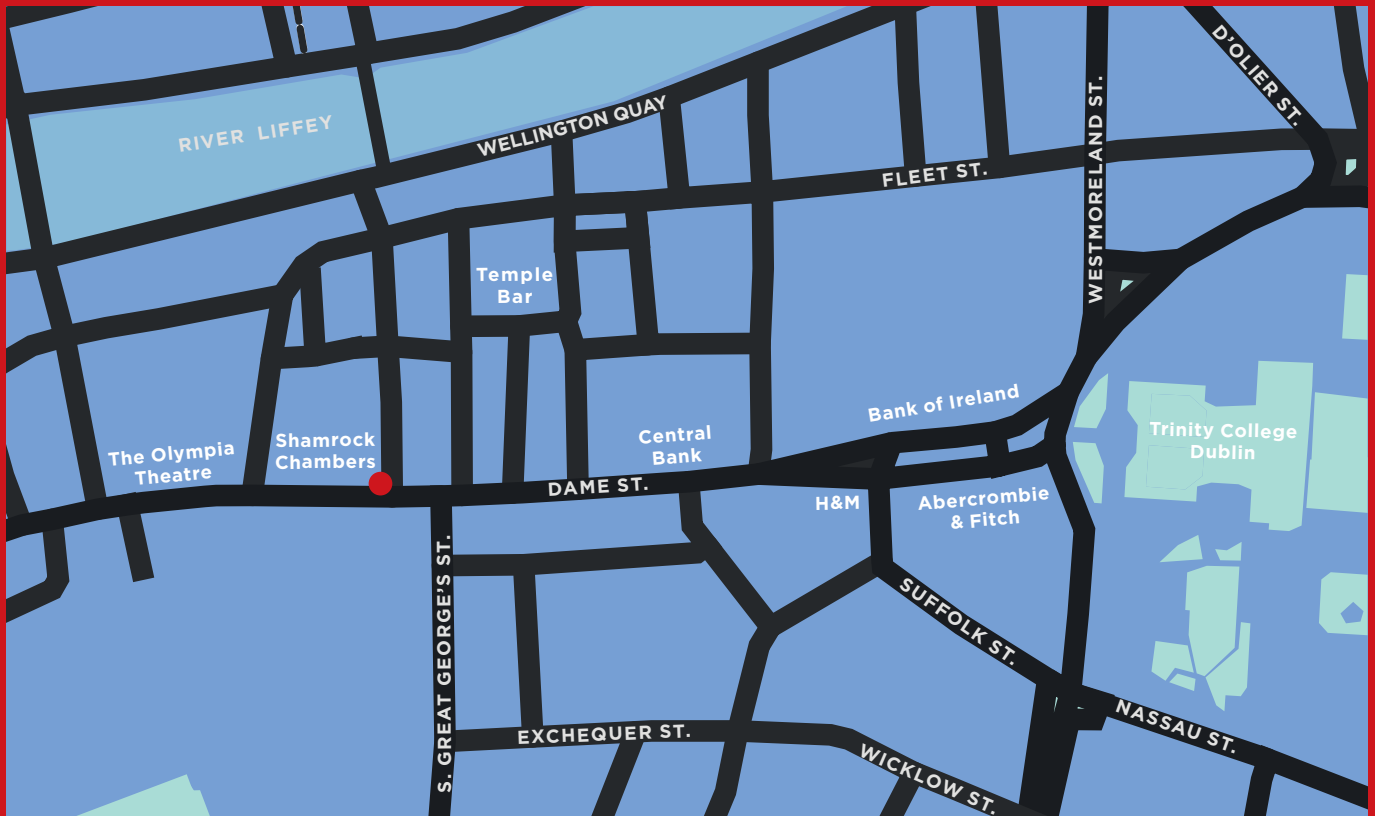


Third Floor Plan



Fourth Floor Plan

LOCATION PLAN



BER

The property is a protected structure therefore exempt.

Crack Bird however is separately accessed from the main building and requires a BER Certificate – D1

Website & Data Room

Further information can be downloaded from the dedicated website www.shamrockchambers.com

Title

Freehold

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Viewing

Strictly by appointment with sole selling agents

Guide

Offers in excess of €1.9 million

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