



26-28
**Dawson
Street**

DUBLIN 2

FOR SALE BY PRIVATE TREATY
Prime Investment Opportunity

Tenants not affected



High profile retail/office investment on Dawson Street

Superb location just metres from Dawson Street's junction with St. Stephen's Green

Extending to 414 sq m / 4,459 sq ft (NIA)

This is a purpose built office/retail building designed by George Patrick Sheridan PP-RIAI

Fully let producing €221,201 per annum

Dawson Street has undergone major rejuvenation in recent years enhancing its appeal

The Property

No's 26 – 28 Dawson Street comprises a four-storey over basement mid terraced building. The accommodation extends to 414 sq m (4,459 sq ft) NIA. The ground floor comprises two interconnected retail units plus a café / sandwich bar. Both units have generous frontage to Dawson Street of 18.5 metres. The basement is used for associated storage and ancillary uses while the three upper floors comprise of office space. The upper floors are accessed via a separate entrance lobby from Dawson Street with a separate feature staircase linking all upper floors. The upper floors were originally designed for office use and comprise bright air-conditioned office space.

According to the Irish Architectural Archive, this building dates from 1910 and was designed by renowned architect George Patrick Sheridan who had a thriving practice in Dublin at the time. He later became the President of the RIAI.

The building was commended as 'a remarkably good example of clever planning of offices with excellent lighting' in the Irish Builder magazine of the time. The decorative panels to the front elevation were cast in lead off-site and may comprise the earliest Irish example of curtain walling. The building is in excellent condition.



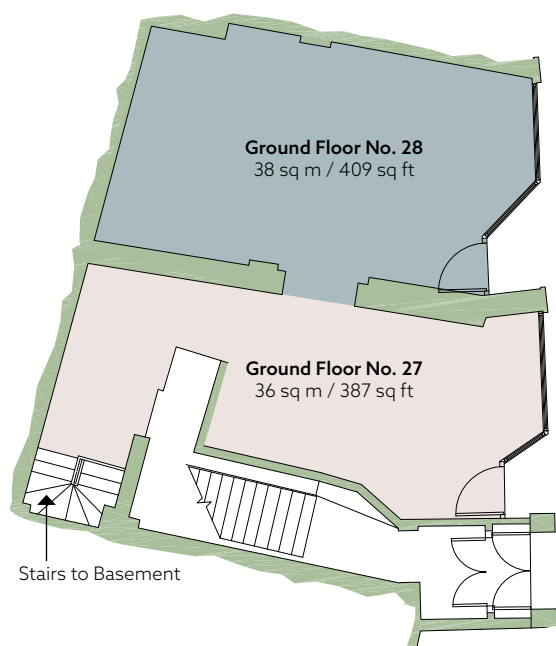
Accommodation

Tenancy Schedule

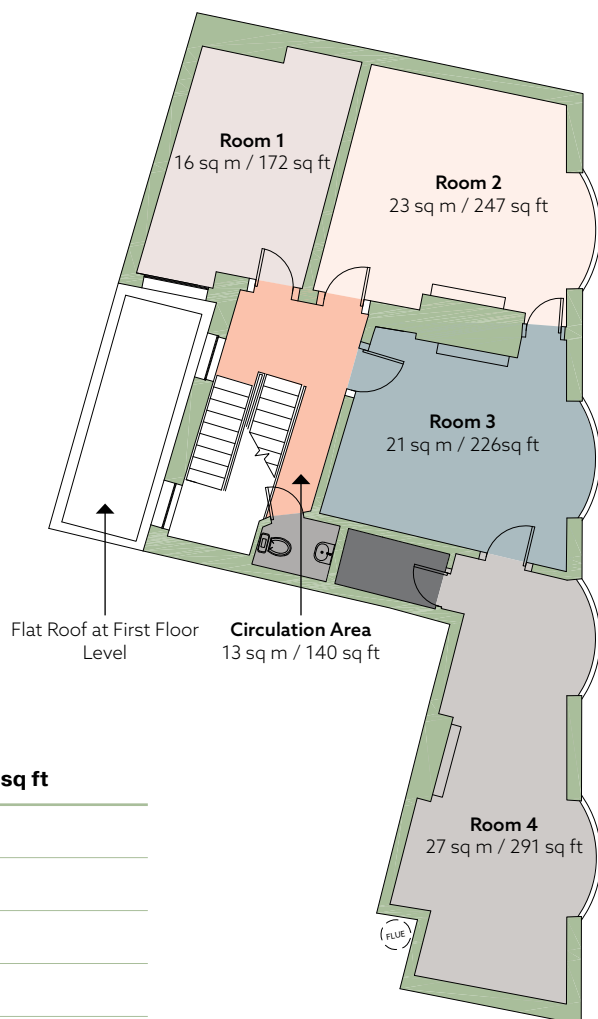
Floor	Tenant	Lease Term	Start Date	Lease Expiry	Contracted Rent	Next/Outstanding Rent Review
Ground & Basement	Celtic Whiskey Shop Limited	20 years	1 st May 2019	30 th April 2039	€120,000 pa	1 st May 2024
Ground & Basement	Beanhive Café	35 years	1 st October 1993	30 th September 2028	€32,000 pa	1 st October 2023
First	Davy Hickey Properties Ltd	25	1 st November 1998	31 st October 2023	€32,149 pa	1 st November 2018
Second	Davy Hickey Properties Ltd	25	1 st November 1998	31 st October 2023	€24,352 pa	1 st November 2018
Third	Davy Hickey Properties Ltd	35	1 st January 1992	31 st December 2026	€12,700 pa	1 st January 2017

The whiskey shop rent review is market rent. All other rent reviews are upwardly only.

Part Ground Floor



First Floor



Floors

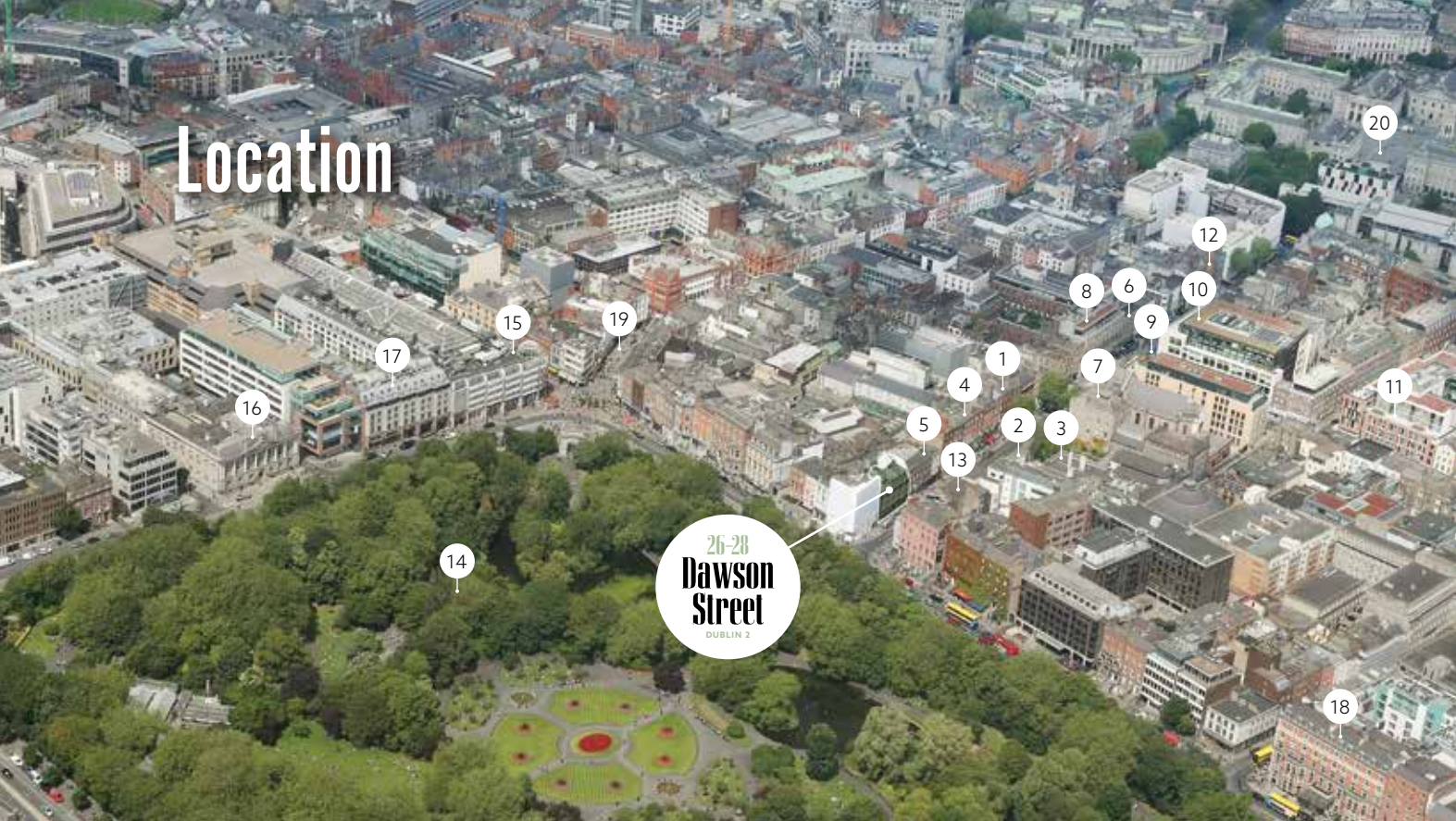
Net Internal Areas (NIA)

Floor	Use	Area sq m	Area sq ft
Basement	Storage / Ancillary	111.95	1,205
Ground	Retail / Cafe	95.87	1,032
First	Office	86.96	936
Second	Office	85.94	925
Third	Office	33.54	361
Total		414.26	4,459

Any purchaser will need to satisfy themselves as to the accuracy of the floor area by measuring or otherwise.



Location



A Vibrant Neighbourhood

1. Cafe en Seine	6. Marco Pierre White	11. AIB Corporate Finance	16. Royal College of Surgeons
2. Fire Restaurant	7. The Royal Irish Academy	12. Hodges Figgis Books	17. The Fitzwilliam Hotel
3. The Mansion House	8. Davy Group	13. Joshua House	18. The Shelbourne Hotel
4. The Dawson Hotel	9. The Ivy Restaurant	14. St. Stephen's Green	19. Grafton Street
5. Peruke & Periwig	10. Barclays Ireland	15. St. Stephen's Green SC	20. Trinity College

The property is situated on the southern end of Dawson Street close to its junction with St. Stephen's Green. Dawson Street is a busy thoroughfare that runs in a north / south direction parallel to Grafton Street. The street has a vibrant mix of uses including retail, restaurants and cafés, offices, hotel, leisure, entertainment and educational. It forms an important part of the south city centre retail core that is centred on Grafton Street. The proximity to Grafton Street has resulted in a strong retail and food & beverage presence on the street.

The street has and continues to undergo huge change with several large office redevelopments. The completion of the Luas Cross City line has also transformed the street. The Ivy restaurant and refurbished Café En Seine have recently opened on the street adding to the areas overall appeal.


The immediate area benefits from excellent public transport links including the Luas Cross City which stops on Dawson Street and St. Stephen's Green. The DART station is located a short walk away at Pearse Street and numerous buses stop on Dawson Street and adjacent streets. There are several multi-storey car parks nearby.


Nearby occupiers on the street include The Dawson Lounge, Peruke & Periwig, The Dawson Hotel, Joshua House office and The Mansion House.




Well Connected





 **Dart** 13 minute walk to Pearse Street Dart station


 **Dublin Bus** A number of routes operate all within a 2 minute walk including 100X, 7B, 37, 38, 38A, 38B, 38D, 39, 46A, 116

 **Dublin Bikes** Nearest bike stations are located at Molesworth Street, Leinster Street South and York Street East

 **Luas Green Line** located on Dawson Street. 2 minute walk

 **Air Coach** 1 minute walk to Aircoach

 **Taxi** 1 minute walk to the nearest taxi rank

 **Car Park** 5 minute walk to multi-storey car park



Protected Structure

The property is listed on Dublin City Council's protected structures list numbers 2258 26, 2259 27, 2260 28.

BER

BER EXEMPT

Solicitor

Paul W Keogh,
Paul W Keogh Solicitors
103 Baggot Street Lower, Dublin 2
T: 01 676 4888

Title

We understand the property is held freehold.

Dataroom

Full details are available on the dedicated data room:
26-28dawsonstreet.com

Guide

Offers in excess of €4.75 million reflecting an initial yield of 4.3% after allowances for standard purchasers costs of 8.46%.

No Contract

Note that our client is not obliged to accept the highest or any offer received and as you will appreciate, no contract shall exist or deem to exist until such time as formal contracts have been executed and exchanged and deposit paid. These details do not form part of an offer or contract.

Viewing

Strictly by appointment with sole selling agents.



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PSRA Number 002098

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