



UNITS 1-4  
**HARBOUR  
SQUARE**

CROFTON ROAD

**For Sale** | Excellent Retail Investment (tenants not affected)

DÚN LAOGHAIRE | CO. DUBLIN

**HWBC** 



# UNITS 1-4 HARBOUR SQUARE

CROFTON ROAD

## Overview

- Four high-profile ground floor retail units
- Excellent location on Crofton Road close to Dún Laoghaire Dart station and Dún Laoghaire County Council's offices
- Occupiers include Milano, Gourmet Food Parlour, Bistro Le Monde and The Cycle Hub
- Part of 16,000 sq. m mixed use office/residential scheme

## For Sale

### Excellent Retail Investment

(tenants not affected)



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CROFTON ROAD

## Location

Dún Laoghaire is a popular coastal town located 11km south east of Dublin City Centre. The town is served by excellent transport links including the DART and numerous Dublin Bus routes. The town has a strong retail mix with two shopping centres and a strong high street.



### DART Station

23 min to Tara Street  
Station, Dublin



### Dublin Bus

43 min to  
Dublin City Centre



### 2 Shopping Centres

Dún Laoghaire  
Shopping Centre  
Bloomfield  
Shopping Centre





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Bloomfield  
Shopping Centre

Tesco

Dún Laoghaire  
Shopping Centre

St. Michael's Church

St Michael's Hospital

UNITS 1-4  
HARBOUR  
SQUARE

Dún Laoghaire Rathdown County Council

Moran Park

Dart Station

Royal Irish Yacht Club

Dún Laoghaire Harbour



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CROFTON ROAD

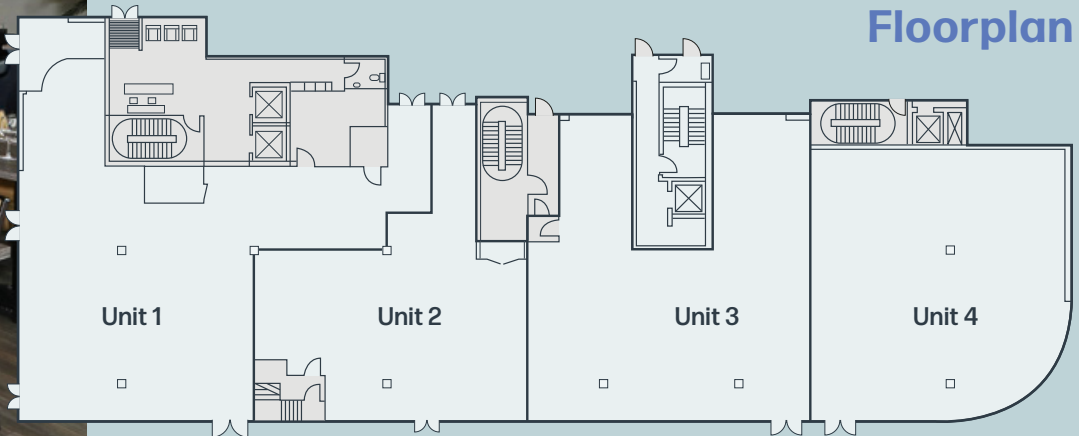


## Description

Harbour Square is a mixed-use development on Crofton Road with restaurants at ground floor and offices/apartments overhead. St. Michael's Hospital car park is located to the west with Dún Laoghaire Rathdown County Council's offices located immediately east. The railway station is located to the immediate north.

The property comprises four ground floor retail units along with 4 car spaces. The units have excellent frontage to Crofton Road.

## Floorplan



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

Unit	Area sq ft	Tenant	Lease Start	Lease End	Term	Break Option	Annual Rent
1 & pt 2	2,874	Agenbite Limited (Milano)	24/11/2008	24/11/2028	20 yrs & 1 day	23/11/2023	€125,000
2	1,830	Travel Café Ltd	03/09/2012	02/09/2032	20 yrs		€30,000
3	2,357	The Gourmet Food Market Company Ltd	01/07/2015	30/06/2025	10 yrs		€30,000
4	1,894	Irish Cycling Safaris Ltd	20/11/2020	19/11/2035	15 yrs	19/11/2027 & 19/11/2030	€32,200 (Avg)*
<b>Total</b>							<b>€217,200</b>

\*Rent Year 1 €30,000, Year 2 €30,000, Year 3 €32,500, Year 4 €33,500 and Year 5 €35,000

Car spaces - 166 (vacant), 167 (vacant), 168 (occupied), 169 (vacant)

# UNITS 1-4 HARBOUR SQUARE

CROFTON ROAD

## Further Information

### BER

C1 - C3

### Solicitors

Ms. Aileen Cosgrave  
AMOSS  
Warrington House,  
Mount Street Crescent,  
Dublin 2, D02 R256.  
Tel: 01 2120400

### Title

Long leasehold.

### Data Room

Full details are available on the dedicated data room: [units1-4harboursquare.com](https://units1-4harboursquare.com)

### Guide

Offers in excess of €2.1 million reflecting an initial yield of 9.41% after allowances for standard purchasers costs of 9.96%.

### 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 the sole selling agent.



## Contacts

# HWBC



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