

3 Ranelagh, Dublin 6.

Prime Investment Opportunity

For Sale



- Unique Recently Refurbished Café in Ranelagh Village
- Fully let to "Two Fifty Square Coffee"
- Producing €30,000 Per Annum (exclusive)
- Exceptional Passing Trade from LUAS Station
- Tenants Not Affected

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Location

3 Ranelagh is a unique coffee shop enjoying a pivotal location at the City end of Ranelagh Village and adjacent to the main entrance to the local LUAS Station. The location is c.1.5km from the City Centre, Rathmines and Donnybrook and also enjoys excellent transport links to the national road network.

Ranelagh is an exceptionally popular destination for shopping and business throughout the week, while the evenings and night-time are popular with professionals who are drawn to the numerous high-end bars and restaurants that the area has become synonymous for.

The surrounding residential roads are home to some of the capital's most exclusive properties with many of the local coffee shops, restaurants and local businesses catering to the area's strong weekend demand. These include Exchequer Wine Bar, TriBeCa, SuperValu, Flye Fit and McSorley's.

Description

Exceptional opportunity to acquire a busy high-quality café in this most prestigious of locations, with the added benefit of regular passing trade from the busy LUAS Station.

Extending to 36.5 Sq.M., this property is in excellent order throughout, having been completely renovated in 2016-2017 and now featuring a central vaulted ceiling (featuring storage areas) overhead the main café.

Accommodation

NIA	Sq m	Sq. Ft
Total	36.5	393

Intending purchasers are advised to verify all details including floor area and to note disclaimer below.

Covenant

Two Fifty Square Coffee is a well-known coffee chain which has established a strong reputation amongst coffee lovers through their original Rathmines outlet. In addition to cafés, the business roasts their own coffee beans and supplies many of the higher-end artisanal cafés in Dublin.

Title

We are advised that the property is freehold subject to the following tenancy:

The entire building is let to Two Fifty Square Coffee Bar Limited on a 15 year lease dated September 2017, and is subject to a reserved rent of €30,000 per annum (exclusive). The lease incorporates rent reviews at 5 yearly intervals to Open Market.

There is a break option at the end of year 10. This lease is guaranteed by Park Lane Coffee Company Limited.

BER



Ber No: 800162968

Energy Performance Indicator: 1437.99 kWh/m²/yr 4

Rates

The current Dublin City Council annual rates are €462.

VAT

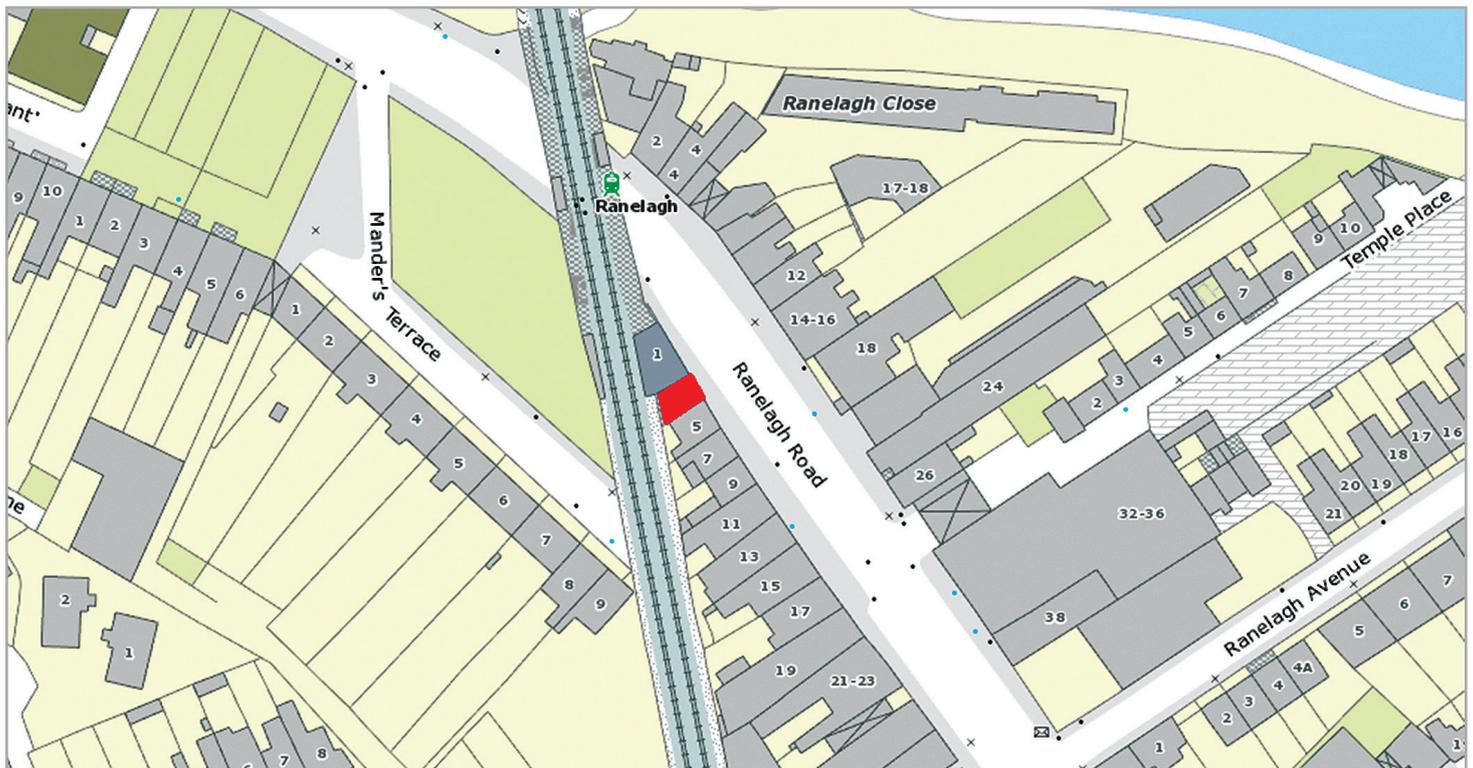
The purchaser will be liable for VAT arising out of the transaction.

Price

We are seeking offers in excess of €425,000 which represents a net initial yield (NIY) of 6.50%.

Viewing

Strictly and only by prior appointment through the sole selling agents.



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