

FOR SALE

Investment and Retail Opportunity

3 and 3A
Aston Place,
Dublin 2

12
Aston Quay,
Dublin 2





12 ASTON QUAY, DUBLIN 2

- PRIME CITY CENTRE RETAIL OPPORTUNITY
- EXTENDS TO 2,945 SQ. FT. (NIA)
- BENEFIT OF FULL VACANT POSSESSION ON 31ST OF JULY 2019
- SHORT TERM INCOME - €40,000 PER ANNUM

3 AND 3A ASTON PLACE, DUBLIN 2

- TWO ADJOINING RETAIL UNITS
- EXTENDS IN TOTAL TO 676 SQ. FT. (NIA)
- PASSING RENT - €7,800 PER ANNUM
- HIGHLY REVERSIONARY
- SUBSTANTIAL ASSET MANAGEMENT OPPORTUNITIES



Temple Bar

LOCATION

The properties are located on Aston Quay and Aston Place, a busy city centre location, just 100m from O'Connell Street. This is a superb central location that enjoys all the amenities the city has to offer, just a short stroll from Grafton Street, Henry Street, Jervis Street together with countless bars, cafés, restaurants and hotels.

No. 12 Aston Quay enjoys picturesque river views, while units 3 and 3A Aston Place are well positioned on a busy street that links Aston Quay with the heart of bustling Temple Bar, Dublin's cultural quarter. Public transport links are excellent, the Luas Green Line is accessible at Westmoreland Street, the Luas Red Line at Abbey Street, the DART is available at Tara Street and numerous bus routes serve the immediate area.



The Luas is available on Westmoreland Street (Green Line) and Abbey Street (Red Line)



The DART is accessible at Tara Street



Numerous Dublin Bikes stations are available in the immediate vicinity. Fownes Street Upper, Strand Street Great.



Ample private car parks nearby. Fleet Street Car Park, Jarvis Street Car Park and Trinity Street Car Park



Numerous Dublin bus routes serve the immediate area

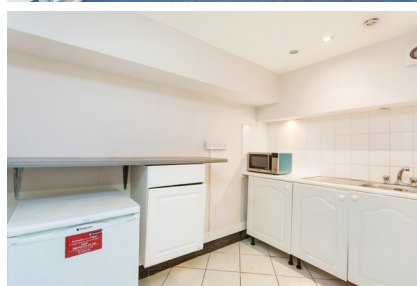
ACCOMMODATION

12 Aston Quay	SQ. M.	SQ. FT.
Ground Floor	112.31	1,209
Basement	161.25	1,736
Total	273.56	2,945

3 Aston Place	SQ. M.	SQ. FT.
Ground Floor	24.34	262
3A Aston Place	SQ. M.	SQ. FT.
Ground Floor	38.49	414
Total	62.82	676

The properties have been measured on a Net Internal Area (NIA) basis, in accordance with SCSi measurement practice guidelines.

Entire	336.39	3,621
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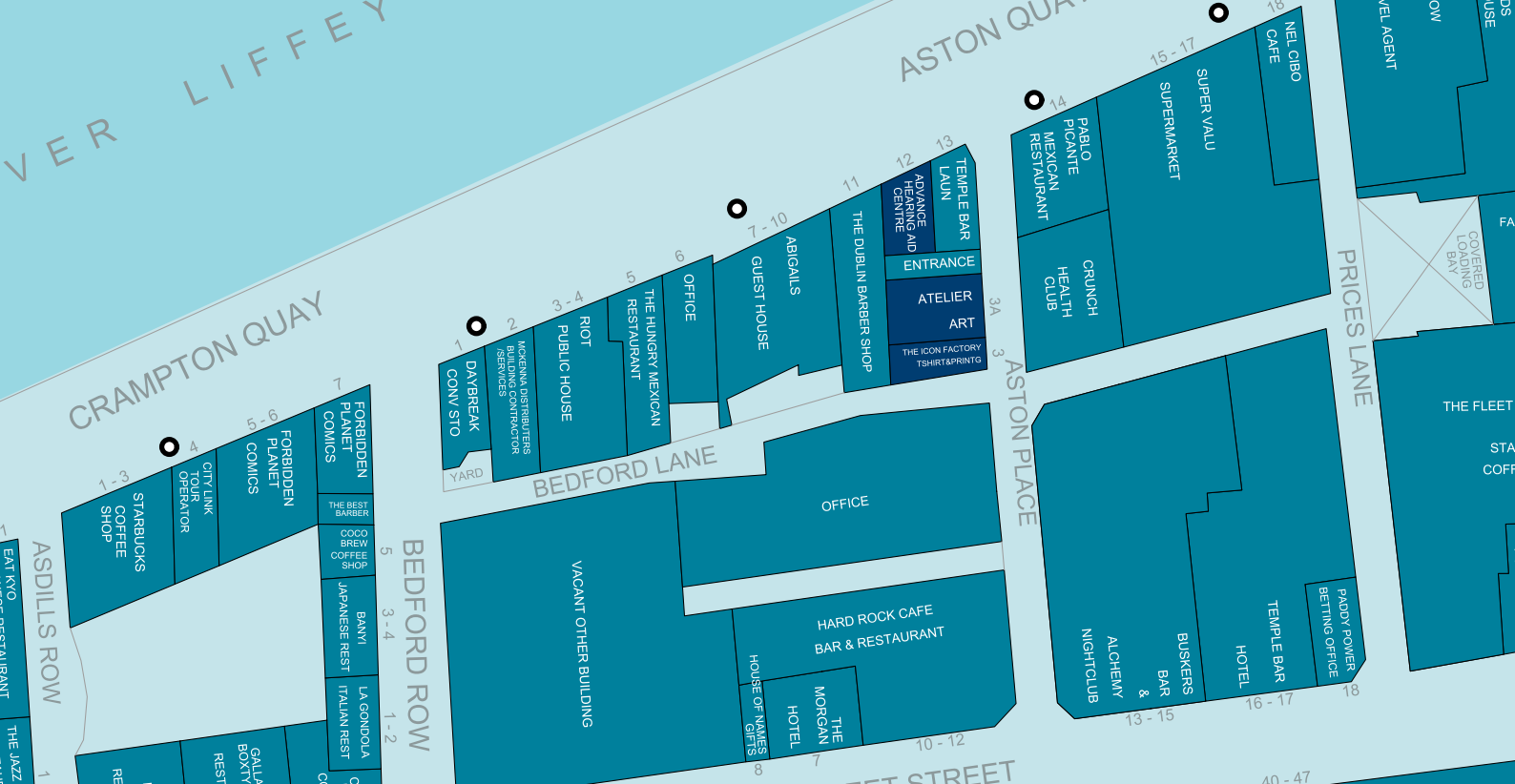
No.12 Aston Quay

No. 3 and 3A Aston Place

DESCRIPTION

No. 12 Aston Quay comprises a modern retail unit over ground floor and basement. It provides for a largely open plan retail space at ground floor level with a mix of partitioned offices and storage space in the basement. Individual male and female toilets are provided at ground floor level with a canteen and kitchenette in the basement.

No's 3 and 3A Aston Place comprise two adjoining, ground floor retail units. Both units are largely open plan and have the benefit of their own toilets and storage facilities. Both units are capable of occupation independently.



For illustrative purposes only.

TENANCY INFORMATION

12 Aston Quay

Currently occupied by Advance Hearing who will vacate the property on the 31st July 2019. The passing rent is €40,000 per annum.

3 and 3A Aston Place

Let to the Icon Factory - an artist's cooperative, not-for-profit collective, run entirely by artists and volunteers. The tenants are holding over on foot of two expired lease agreements from 2000 and 2015. Deeds of Renunciation are available. The passing rent is €7,800 per annum.

TITLE

We understand the property is held under Freehold title.

BER

BER D2 E2

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