

UNITS 16 & 17 SOUTHERN CROSS BUSINESS PARK

Investment Opportunity • For Sale By Private Treaty • Bray, Co.Wicklow



- MODERN LIGHT INDUSTRIAL UNITS
EXTENDING TO 559.58 SQ M (6,016 SQ FT)
- LET TO THE BUTLER'S PANTRY HOLDINGS
LIMITED T/A THE BUTLER'S PANTRY
- 10 YEAR LEASE FROM MAY 2018
- PASSING RENT - €48,000 PER ANNUM
- HIGH YIELDING INVESTMENT OPPORTUNITY

Units 16 and 17 comprise two adjoining modern light industrial/manufacturing units, contained within Block D in Southern Cross Business Park. The property, which is in excellent condition throughout, is laid out to provide office accommodation to the front and warehouse/production areas to the rear. The Butler's Pantry operate their state

of the art manufacturing/kitchen facility from the property, supplying all of their nine stores peppered throughout Dublin. The tenant has carried out substantial works to the property to include bespoke and extensive food preparation areas with hygienic wall cladding, alto flooring, extractor units and cold storage rooms.

LOCATION

The property is located in Southern Cross Business Park, just off the Boghall Road in Bray, Co. Wicklow. This is a highly accessible location, close to Bray town centre, just five minutes drive from the N11/M11 motorway. It's approximately 25km south of Dublin City Centre and 6.5km north of Greystones. There are numerous public transport links nearby including a number of Dublin Bus Stops and Bray Dart Station, situated approx. 3.9km from the property.

TENANCY INFORMATION

The property is fully let to The Butler's Pantry Holdings Limited t/a The Butler's Pantry by way of a 10 year full repairing and insuring lease from the 10th of May 2018, at a rent of 48,000 per annum. The lease provides for an open market rent review at year 5 and the tenant has the benefit of a break option at the end of year 5, subject to 9 months prior written notice. The lease also provides for a company director guarantee to cover one year's full rent.

TENANT

The first Butler's Pantry opened on Mount Merrion Avenue, Blackrock in November 1987. They now have nine food stores throughout Dublin, stocking an ever-expanding selection of exceptional products that are hand made using the finest seasonal ingredients to award-winning recipes sourced from specialist food producers around the world. They have occupied the subject property since c.2006.

TITLE

We understand the property is held under Long Leasehold title.

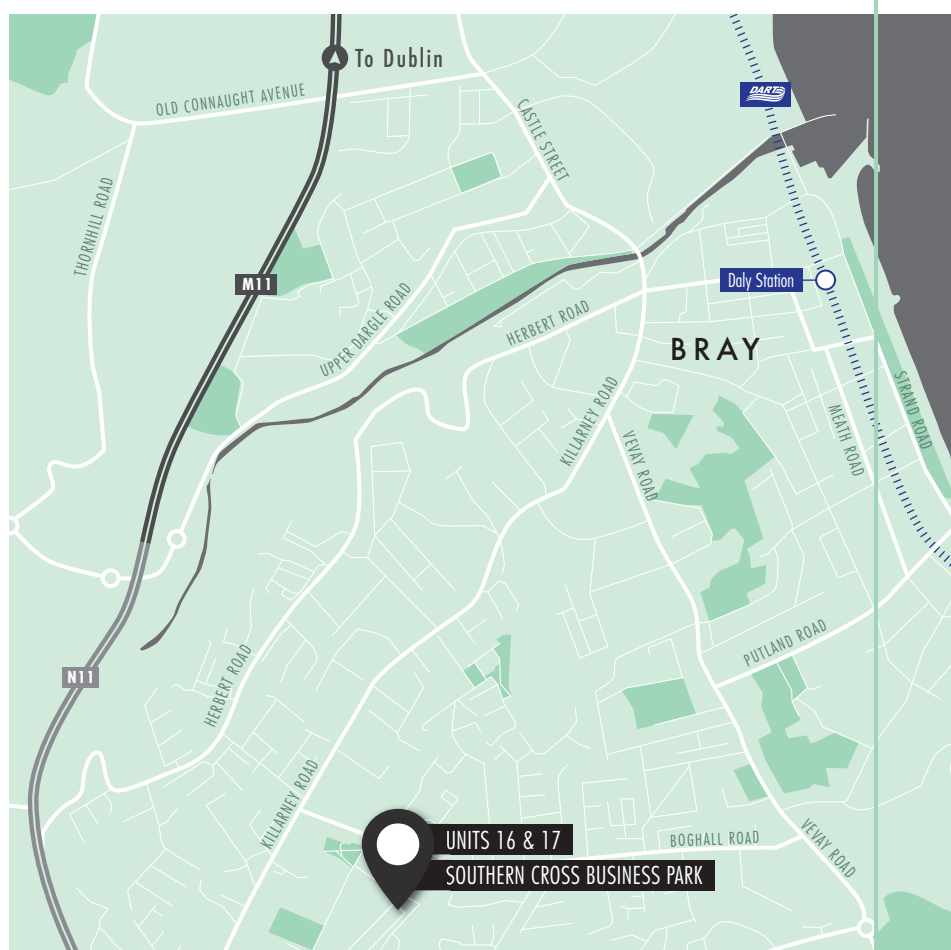
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ACCOMMODATION

The property has been measured on Gross External Area basis:

UNIT 16		
DESCRIPTION	SQ M	SQ FT
Warehouse	200.60	2,154
Offices	82.41	885
Total	283.01	3,039
Mezz	62.436	670
UNIT 17		
DESCRIPTION	SQ M	SQ FT
Warehouse	190.96	2,055
Offices	85.61	922
Total	276.57	2,977
Entire	559.58	6,016

Please note: All intending purchasers should satisfy themselves in relation to floor areas.



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