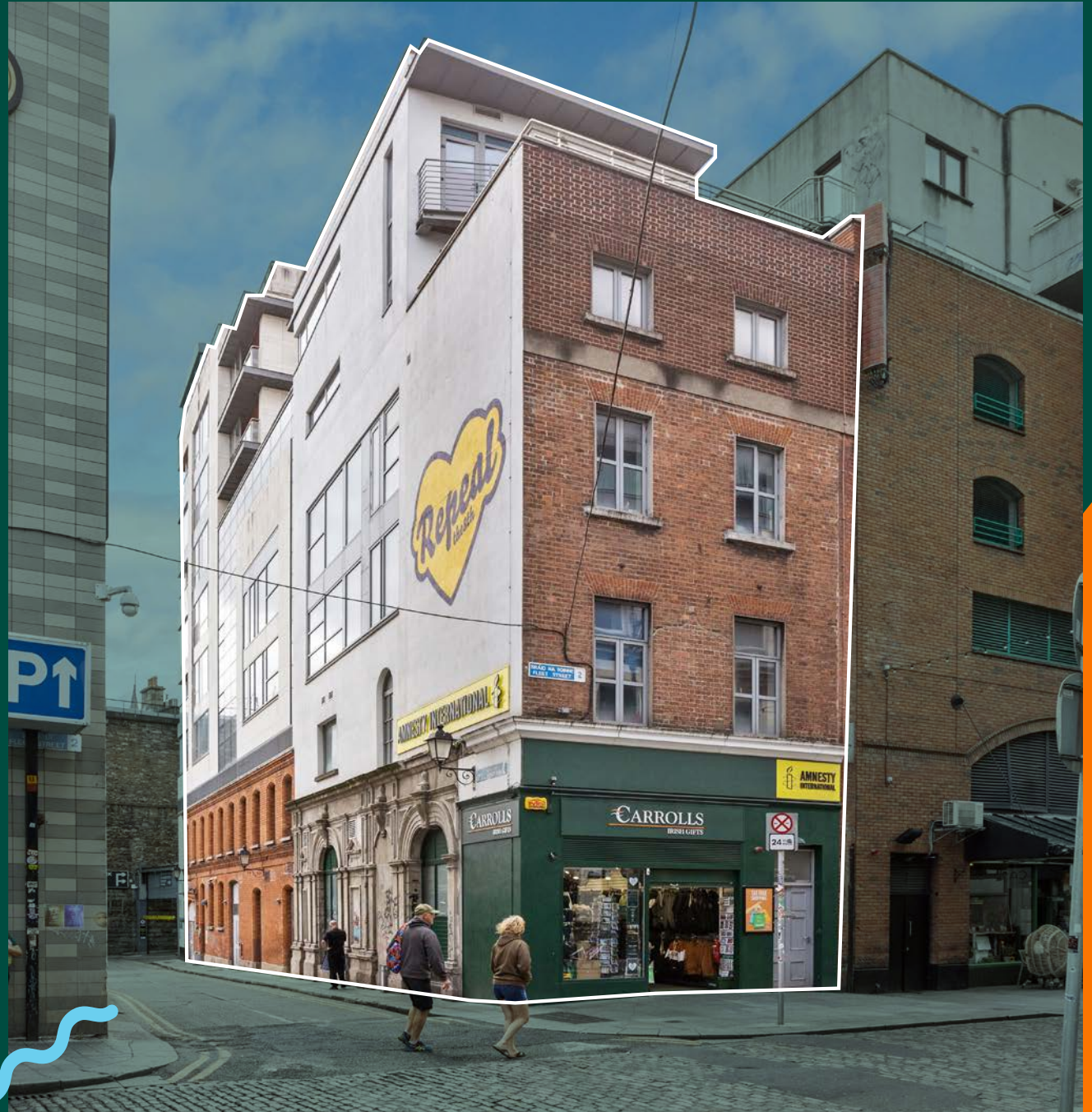


48

FLEET STREET

TEMPLE BAR, DUBLIN 2

Tenants not affected



Overview

48 Fleet Street is a substantial mixed-use investment opportunity in the heart of Dublin's iconic Temple Bar district.



PRIME LOCATION

Dublin's core tourist district, Temple Bar



THE BUILDING

9 storey comprising approximately 8,747 sq.ft NIA / 11,415 sq.ft GIA of office and retail accommodation



BUILDING DESIGN

Multiple-dual aspect balconies, a lift, stair core, and reception area



RENT

Passing €119,850 per annum with potential for significant reversion



RETAIL

Leased to Carroll's Irish Gifts Unlimited, WAULT of 9 years



CONVERSION

Approximately 48% vacant, the tenants at upper floors have signed Deed of Renunciations (DOR), offering flexibility for re-letting or conversion (spp.).

The Building

The building spans nine floors, including a basement, and offers a total area of approximately 8,747 sq.ft NIA / 11,415 sq.ft GIA, with the upper floors suiting a variety of residential type uses subject to planning permission (spp.).

The building's configuration provides for a self-contained corner profile retail unit at ground and basement level, with the upper floor offices dually accessed via Fleet Street and an entrance on Parliament Row which includes a reception, lift and stair core. The property is well designed, providing for dual aspect balconies on multiple levels.

The building was originally designed to provide for residential accommodation in part of the upper floors, and offers a purchaser significant potential for alternative uses such as a conversion to residential, aparthotel or hostel accommodation (spp.).



LOCATION

48 Fleet Street, Dublin's iconic Temple Bar district.



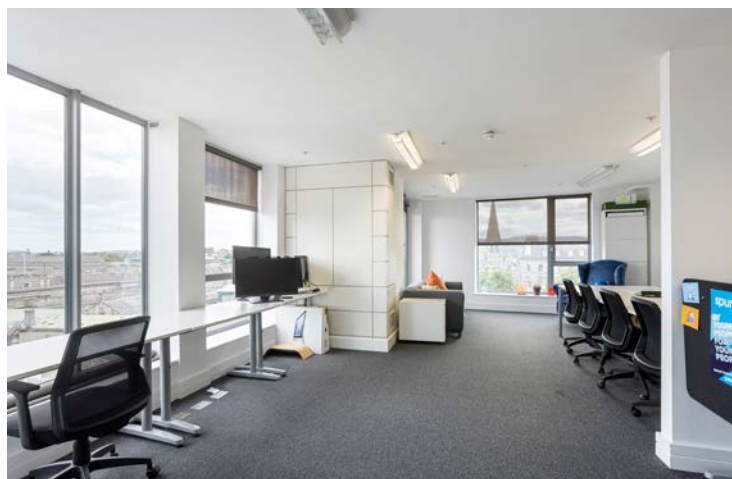
BUILDING SIZE

9-storey building with basement, totalling approximately 8,747 sq.ft NIA / 11,415 sq.ft GIA



DEVELOPMENT POTENTIAL

The upper floors, part of which were originally designed as apartments, offer significant potential for alternative residential uses.



The Location

48 Fleet Street is located in the vibrant Temple Bar district, Dublin's cultural and artistic hub.

Accessibility

Car parks, LUAS, and bus stops within a short walking distance, offering excellent connectivity.

Nearby Landmarks

The property is within walking distance of Dublin's most famous attractions, including Trinity College, Guinness Storehouse, Dublin Castle, Christchurch Cathedral, and Grafton Street.

Neighbouring Attractions

The Hard Rock Hotel is across from the subject property and close to the refurbished Temple Bar Square and Central Plaza, further enhancing the area's appeal, contributing to its vibrant retail, entertainment, and office spaces.



Temple Bar attracts up to 22 million pedestrians annually, or 60,000 each day*. The area is home to some of Ireland's best pubs, restaurants shops and hotels.

*(Dublin City Council, 2023)



Tenancy Details

The ground floor and basement are leased to Carrolls Irish Gifts Unlimited under a 15 year lease expiring on October 2033.

The upper floors, totalling 7,469 sq.ft NIA, are currently 30% occupied by two Licensees held by way of two co-terminus 18-month Licences. The Wheel and SpunOut.ie have signed Deed of Renunciations. There is a significant portion of space occupied by the vendor, who intends to vacate on closing the sale. Additionally, the vacant space provides immediate potential for occupancy.



Accommodation Schedule

Floor	NIA		GIA	
	sq.ft	sq.m	sq.ft	sq.m
Basement	330	31	377	35
Ground	948	88	1,456	135
First	1,587	147	1,962	182
Second	1,376	128	1,604	149
Third	1,281	119	1,693	157
Fourth	891	83	1,156	107
Fifth	1,000	93	1,227	114
Sixth	510	47	773	72
Seventh	519	48	739	69
Eighth	305	28	428	40
Total	8,747	812	11,415	1,060

Tenancy Schedule

Floor	Tenant	Passing Rent PA (€)	Start Date	Expiry Date	Tenant Break	Deed of Renunciation
Ground & Basement	Carrolls Irish Gifts Unlimited	€60,000	18/10/2018	17/10/2033	-	No
1 st / 2 nd / Part 3 rd / Part of 4 th / 8 th	Vacant	-	-	-	-	-
Part 4 th / 5 th	The Wheel	€34,550	01/07/2024	31/12/2025	31/12/2024 & 30/06/2025	Yes
6 th / 7 th	SpunOut.ie	€25,300	01/07/2024	31/12/2025	31/12/2024 & 30/06/2025	Yes
Total		€119,850				



Title

The property is held by way of freehold title.

Viewings

All viewings are by appointment through the selling agents.

Dataroom

A data room containing additional information is available at 48fleetstreet.com

BER

BER B3 C3

BER numbers available upon request.
Energy Performance Indicator: 340.68 kWh/m²/yr 0.92- 489.71 kWh/m²/yr1.4



VIEW FROM TOP FLOOR BALCONY



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