

HIGH PROFILE RETAIL INVESTMENT

FOR SALE

TENANT NOT AFFECTED

22 ORMOND QUAY LOWER

DUBLIN 1



- High profile ground floor retail unit on the Quays
- Excellent frontage opposite Millennium Bridge
- Let to 'CQ. Communications' 20 years from January 1996
- High volume of pedestrian and vehicular traffic
- Busy thoroughfare linking Temple Bar and Henry St. areas



**Finnegan
Menton**

LOCATION

The property is located in a most central position on Ormond Quay Lower between the Morrison Hotel and Millennium Bridge which links Temple Bar to the Jervis Street Luas stop via the newly constructed Italian Quarter at Millennium Way.

The property benefits from significant north-south footfall between Temple Bar to the south and the retail area of Henry Street to the north. The Luas stop at the Jervis Street Shopping Centre is located nearby, providing further footfall from shoppers and commuters. The volume of passing vehicular traffic, and the property's Liffey frontage also ensure it's high profile.

DESCRIPTION

The property comprises a modern ground floor, lock-up retail unit extending to c.50.3 sq.m. (542 sq.ft.). The unit is rectangular in shape with a traditional style timber shopfront. There are stores and toilet facilities to the rear. The unit has excellent frontage to Ormond Quay and the Liffey Boardwalk.

TENANT

The premises is let to William Hillick who is trading as 'C.O. Communications'.

LEASE

20 year lease from 26 January 1996 (9 years unexpired) with no break options and with five yearly upwards only rent reviews.

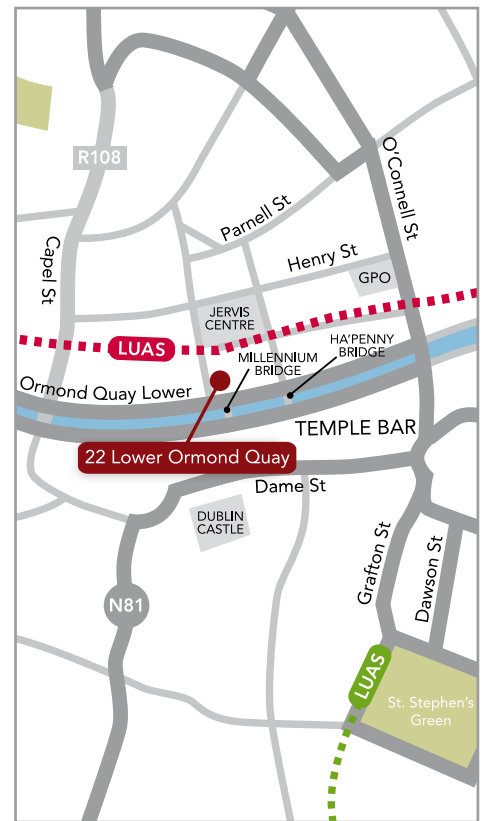
RENT

€26,000 per annum.

Next rent review due on 26 January 2011.

INVESTMENT SUMMARY

- Ground floor lock-up retail unit with excellent frontage to Liffey
- Let to William Hillick trading as 'C.O. Communications'
- 20 year lease (9 years unexpired) with no break option
- Currently producing €26,000 per annum
- High profile location opposite Millennium Bridge
- Convenient to Luas, Jervis Street and Henry Street



VIEWING

Strictly by appointment with the sole selling agents.

Contact: Nicholas Corson, Andrew Watt or Simon McGough.

FINNEGAN MENTON 01 614 7900

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