



RETAIL  
INVESTMENT  
I-4 Lower Camden Street  
DUBLIN 2

PRIME RETAIL INVESTMENT

- Producing €390,000 per annum
- Let on 29 year FRI lease terms to Fresh from December 2003. Next rent review April 2013
- Lease expiry 2033
- Single tenant at a passing rent of €390,000 per annum
- Busy retail location benefiting from high footfall & 24 hour pedestrian activity.



Finnegan  
Menton

01 614 7900

# FRESH

I-4 Lower Camden Street | DUBLIN 2



Camden Street is one of Dublin's only true 24 hour streets

## Location

The property is situated on the east side of Camden Street Lower on the corner of Montague Street where it joins Wexford Street.

Camden Street is one of Dublin's only true 24 hour streets, benefiting from its strategic position on the pedestrian thoroughfare linking popular residential areas of Rathmines, Rathgar and Harolds Cross to the Dublin 2 office district. The area also has one of the liveliest social scenes in central Dublin. Well known public houses and music venues in the area include The Village, Whelans, The Bleeding Horse, The Palace, The Corner Stone and Flannery's.





# Description

## The Tenant

“Fresh, The Good Food Market” is a chain of convenience supermarkets trading from mid-sized premises of between 5,000 and 16,500 sq.ft.

Current locations include Smithfield, Grand Canal Square and Northern Cross on the Malahide Road. The stores offer a range of speciality gourmet foods and wines as well as full off-licence facilities. The first store opened in Smithfield in January 2006.

We understand that the store has an average weekly turnover in excess of 12 times the passing rent, which demonstrates strong performance and ability to service the passing rent of approximately €7,500 per week. This is regarded as an industry measure to determine rental levels in the convenience retail market.

## Accommodation

Approximate net internal floor areas:

|                     | sq.m.      | sq.ft.       |
|---------------------|------------|--------------|
| Ground Floor Retail | 725        | 7,800        |
| Basement Stores     | 97         | 1,045        |
| <b>Total</b>        | <b>822</b> | <b>8,845</b> |

## Lease

The property is leased to Fresh Opportunities Ltd. (t/a as Fresh) for a term of 29 years with five year upward only rent reviews from December 2003. The passing rent is €390,000 per annum which equates to €538.20 per sq.m (€50 per sq.ft).

The next rent review is due in April 2013. The lease expiry date is 2033.

Full lease details available on request.

## TOWN PLANNING

The property is located in an area zoned Z4,  
"To provide for and improve mixed services facilities."

## SOLICITORS

Beauchamps Solicitors  
Riverside Two, 43-49 Sir John Rogersons Quay, Dublin 2.  
Ref: Mr. Gerry Gallen

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## HIGH PROFILE RETAIL INVESTMENT



**CONTACT:** Aidan Hora or Andrew Watt at 01 614 7900



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## PRICE

We are instructed to seek offers in excess of €8,000,000 which reflects a net initial yield of 4.3% after allowing for purchasers costs of 11.42%.

## VIEWING

By prior appointment only through sole agents  
Finnegan Menton.