

FOR SALE BY PRIVATE TREATY

**TWO**  
**SOUTH**  
**ANNE**  
**STREET**

DUBLIN TWO

HIGH STREET RETAIL INVESTMENT



# TWO SOUTH ANNE STREET

DUBLIN TWO

Excellent opportunity to acquire a prime retail asset just off Dublin's premier retail street



Excellent location with high footfall just off Grafton Street



Let to Astrid & Miyu at passing rent of €100,000 p.a.



1.46 years term certain and 8.46 to expiry

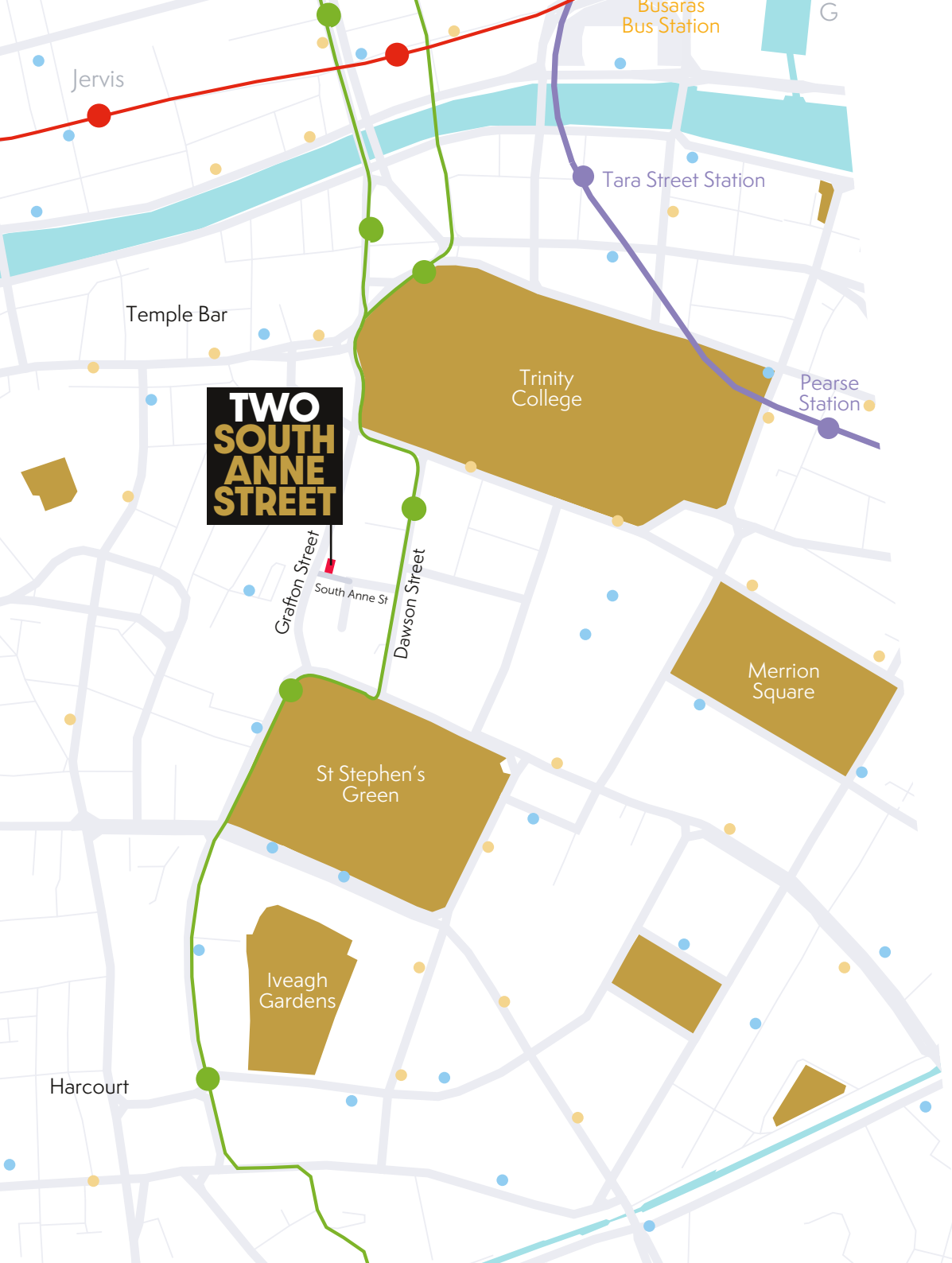


2,211 sq. ft. over 5 floors with 839 sq. ft. trading NIA ground and first



Approx 4.68 metres frontage onto South Anne Street





## Location

South Anne Street is a bustling street located in the heart of Dublin linking Grafton Street and Dawson Street. South Anne Street is renowned for its lively and vibrant atmosphere. Lined with trendy shops, cafes, restaurants, and pubs it is truly one of Dublin's unique streets. South Anne Street's location enables it to

capture footfall from Grafton Street and Dawson Street. The area is very accessible with green line Luas links at the Dawson Street stop and St. Stephen's Green stop as well as multiple bus route links. There are also multi storey car parks located nearby at Dawson Street, Setanta Place and St. Stephen's Green.

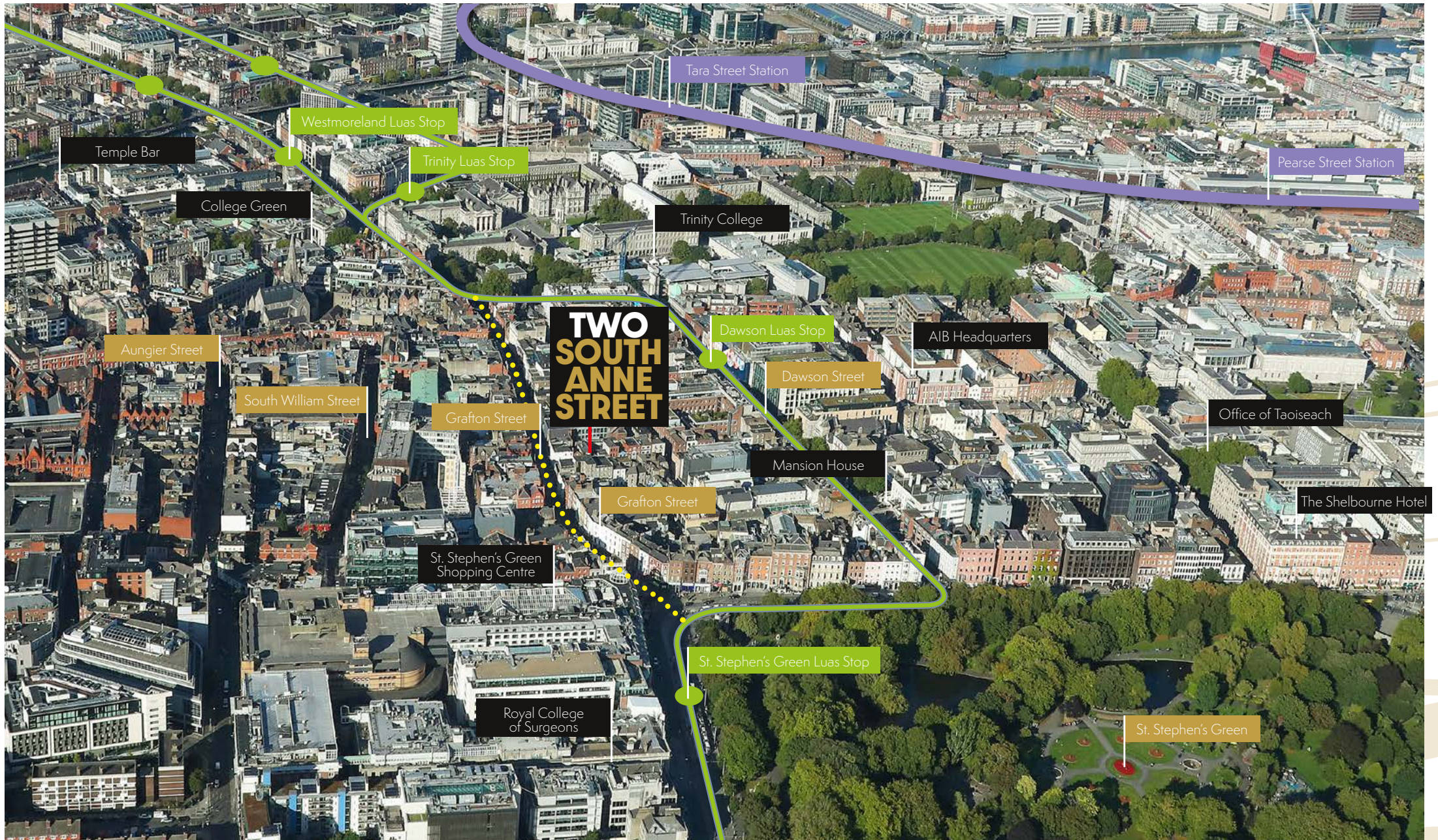


- Dublin Bus Stops
- Dublin Bike Stations
- Luas Green Line
- Luas Red Line
- Dart / Train Line

Capturing footfall from  
Grafton Street and Dawson Street 



# Aerial







# Description

2 South Anne Street is a 4 storey over basement retail unit which extends to 2,211 sq. ft. The unit is fitted out to a high standard with a BER rating of D1. The unit is fully occupied with well fitted trading floors at ground and first floors and storage space at second and third floors with approx. 4.68 metres frontage onto South Anne Street. The property is being sold with the benefit of an assignable measurement survey which may be summarised as follows.



## Area Schedule

Floor	Sq. M.	Sq. Ft.
Third Floor	44.0	474
Second Floor	38.6	415
First Floor	39.4	424
Ground Floor	38.6	415
Basement	44.9	483
<b>Total Floor Area</b>	<b>205.5</b>	<b>2,211</b>



## Floor Plans



## The Lease

The property is fully leased to Astrid & Miyu on a 10-year lease which commenced on 31/07/2023. There is a tenant only break option at the expiry of the third and sixth year of the lease with a penalty of half a years rent if utilised. The vendor also holds a €25,000 deposit from the tenant. The occupier has been granted nine months' rent free from lease commencement plus an additional 3 months' rent free from the start of year four if the first break option is not exercised. The current passing rent is €100,000 p.a.

## The Covenant



Astrid & Miyu is the trading name for Astrid & Miyu Ireland Limited and is a jewellery company with 20 stores throughout the UK & Ireland. They have recently expanded into the French and American markets with stores opening in Paris and New York. It's parent company Astrid & Miyu Ltd has a positive D&B rating of 2A.

## Why Invest Now?

South Anne Street benefits being located just off Grafton Street which is nearing full capacity and neighbouring streets are likely to experience a spillover effect as a result of retailers vying for prime high street space. The location of brands such as Montblanc, Oakberry, Timberland and Astrid & Miyu on South Anne Street is set to strengthen the street going forward. Other aspects improving the fortitude of the street includes the recent pedestrianisation of the street from the Dawson Street side in 2021 improving consumer experience along the street.

Occupier	Lease Start	Break Option Dates	Lease Expiry	Rent Review	Rent Review Type	Rent p.a.
Astrid & Miyu	31/07/2023	30/07/2026 & 30/07/2029*	30/07/2033	31/07/2028	Open Market	€100,000

\*Tenant Only Break Option at the end of year 3 & 6 with €50,000 penalty if either break option is exercised.





To arrange a viewing, please contact sole selling agent

## Agent



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## Price

On application

## Solicitor

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BER



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