

MIXED USE INVESTMENT OPPORTUNITY

Burgundy & Burgundy House & Court

Forster Way | Swords | Co. Dublin



SWORDS MAIN STREET

FOR SALE BY PRIVATE TREATY
TENANTS NOT AFFECTED





Investment Highlights



Mixed-use investment opportunity in the heart of Swords Town Centre



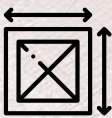
Comprises two opposing mixed-use buildings split by Forster Way



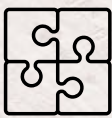
Passing Rent of €377,000 p.a. with significant reversionary potential



Majority of rent derived from one counterparty (54%)



Extending to approx. 21,960 sq. ft. (NIA)



Comprising Retail (5 units), Office (4 units), Residential (4) and Underground Car Park (40 spaces)

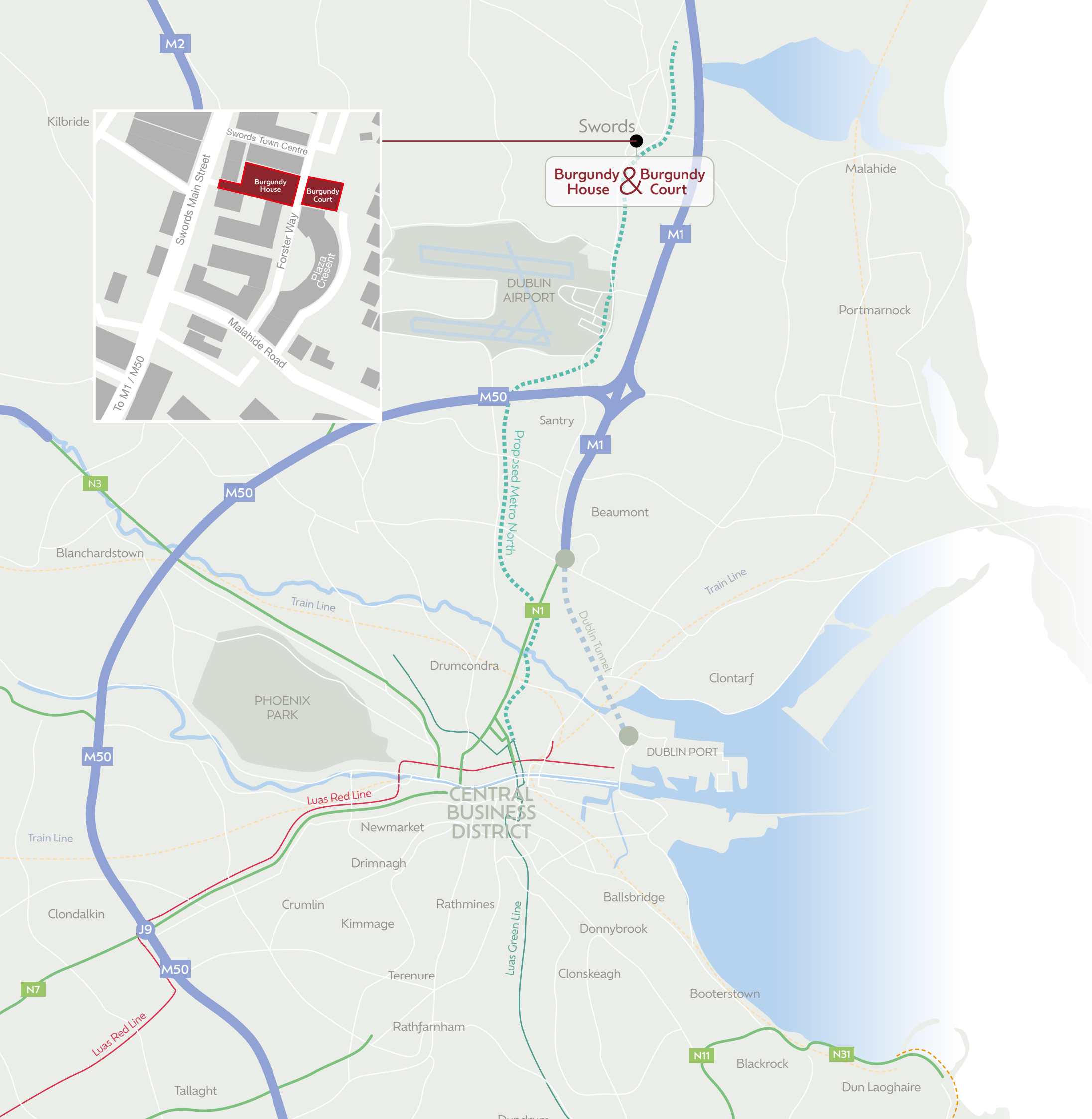


Tenants include Polonez, Pet Republic & Indie Spice Grill Restaurant



Well established location situated near Dublin Airport, the M50 & M1

* Please note the image is provided for indicative purposes only.

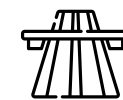


Location

Burgundy House & Burgundy Court are situated on Forster Way which is parallel to Swords Main Street. Swords is located approx. 13 kilometres north of Dublin City Centre. The subject property is positioned in close proximity to a number of key amenities such as the bustling Swords Main Street, the Swords Plaza and the Pavilions Shopping Centre. The area benefits from being well catered for transport links with multiple bus routes to and from the town as well as being located beside the M1 and M50 motorways providing access across the city. Dublin Airport, which welcomed over 33 million passengers in 2024, is within a 10-minute drive of Swords.



1.3 km
Dublin Airport



2.6 km
M1 / Junction 3



13 km
Dublin City Centre



Swords Pavilions Shopping Centre



Swords Castle



Swords Main Street



Swords Main Street



Dublin Airport



Burgundy House



Burgundy House



PET Republic



Burgundy Court



Indie Spice Grill



Burgundy Court Car Park

Description

The asset comprises of two mixed use buildings, Burgundy House and Burgundy Court. Both of these properties are located on opposite sides of Forster Way with courtyard access to Burgundy House accessible via Swords Main Street.

Burgundy House

Burgundy House consists of 5 retail units at ground floor level, two of which front Forster Way with the other three located within a courtyard to the rear with access from Swords Main Street. The upper floors of Burgundy House are fully occupied with Indie Spice Grill Restaurant on first floor level and the Adult Education Service occupying the top two floors through a sublease. In total Burgundy House extends to approx. 15,127 sq. ft. (NIA).

Burgundy Court

Burgundy Court has a single retail unit (Polonez) at ground floor level with office units at first floor level and four residential apartments on the upper floors. There are an additional 4 residential units within Burgundy Court which do not form part of this sale. The Burgundy Court asset that forms part of the sale extends to approx. 6,833 sq. ft (NIA).



Tenancy Details

Burgundy House & Burgundy Court

Tenant	Subtenant	Unit(s)	Sq. Ft. (NIA)	Sq. M. (NIA)	Lease Commencement	Break Clause Date	Next Rent Review Date	Lease Expiry Date	Rent
Anton Property Management Limited	Electric Bikes**	Burgundy House Courtyard Unit 3	817.84	75.98	01/03/2020		01/03/2025	28/02/2030	€150,000
	Hibernian Estates**	Burgundy House Ground Floor Retail 2	559.40	51.97					
	Adult Education Service**	Burgundy House Second Floor Office Unit	4,331.50	402.41					
	Adult Education Service**	Burgundy House Penthouse Office 1&2	1,665.28	154.71					
	Kortell Beauty / Bewitch Beauty / Luxegel / Clinical Massage**	Burgundy Court First Floor Office 1-4	2,301.22	213.79					
	Private**	Burgundy Court Apartment 11	782.39	72.69					
	Various**	Burgundy House 40 Underground Car Spaces							
Anton Property Management Limited*	Private**	Burgundy Court Apartment 6	754.53	70.10	01/04/2023		01/03/2025	28/02/2030	€18,000
Anton Property Management Limited*	Private**	Burgundy Court Apartment 7	796.64	74.01	11/07/2022				€18,000
Anton Property Management Limited*	Private**	Burgundy Court Apartment 9	746.26	69.33	01/06/2022				€18,000
Malcolm Pulis		Burgundy House Courtyard Unit 1&2***	1,082.43	100.56	05/12/2019		05/12/2024	04/12/2029	€20,000
Sun & Moon Limited		Burgundy House First Floor Restaurant Unit	4,585.86	426.04	01/11/2023	01/11/2043	01/11/2029	31/10/2048	€68,000
Pet Zone Limited		Burgundy House Ground Floor Retail 1	2,084.79	193.68	15/11/2019		14/11/2024	14/11/2029	€45,000
Tempside Limited t/a Polonez		Burgundy Court Ground Floor Retail	1,452.69	134.96	15/11/2019	14/11/2039	15/11/2024	14/11/2039	€40,000
Totals			21,960.83	2,040.23					€377,000.0

* Please note that there has been no lease provided in respect of Anton Property Management Limited for Apartment 6, Apartment 7 & Apartment 9

** Please note that there has been no subleases provided in respect of the subtenants

*** Please note that access for the Burgundy House Courtyard Unit 1 could not be attained so an approximate measurement was applied.

Catchment Area

Swords is a vibrant and fast-growing suburban town in North County Dublin, with a population of 42,738 (2022). Ideally located just minutes from Dublin Airport and close to the city centre, Swords serves as a major commercial, retail, and administrative hub in the North Dublin region.



Population Growth

The town has experienced steady population growth — nearly 10% since 2011 — driven by continued residential development and strong demand from young families and professionals. Its youthful demographic, modern amenities, and excellent transport links make it a highly attractive place to live and work.



Dublin Airport

Swords’ proximity to Dublin Airport supports employment in aviation, logistics, and international business. The town offers a full range of primary and secondary schools, as well as easy access to third-level institutions in Dublin.





The Opportunity

This mixed-use investment in Swords presents an attractive opportunity for investors, underpinned by its strategic location, diverse income streams, and its established presence within one of North Dublin's most dynamic growth areas. Situated in close proximity to Dublin Airport, the M1 motorway, and Swords' thriving town centre, the property offers multiple avenues for long-term value creation, including:



Diverse Mixed-Use Offering

Comprising a blend of retail, office, and residential units with ancillary car parking, the property benefits from a well-balanced tenant mix that supports consistent occupancy and income stability.



Prime Location & Accessibility

Located in a high-visibility area with strong transport links, the property is easily accessible for both commercial and residential occupants. Its close proximity to key road networks and public transport routes enhances footfall and connectivity, making it a highly attractive destination for tenants and customers alike.



Reversionary Income Potential

The property currently generates a robust income stream, with several units let at below-market rents. This presents clear potential for rental reversion and uplift over the medium term, offering investors the opportunity to enhance yield and capital value.



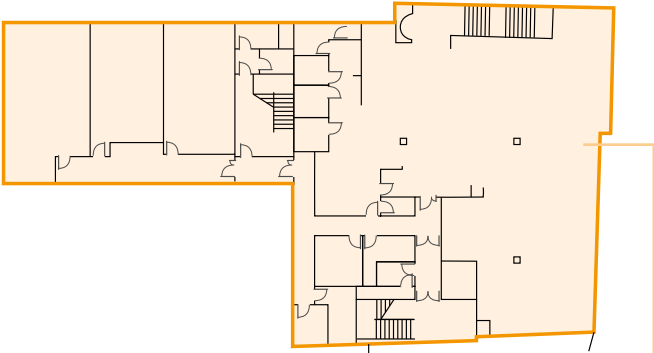
Asset Management Opportunity

There are a number of outstanding commercial rent reviews (including the main Anton Property Management Lease).

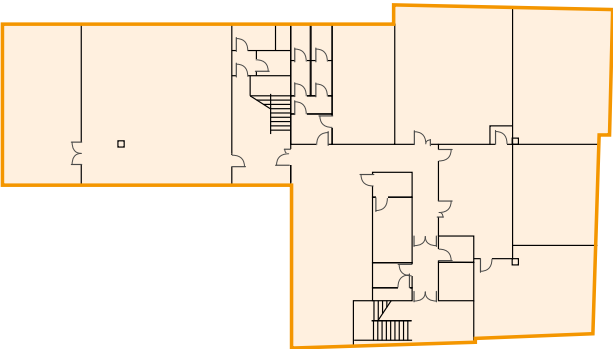
Floor Plans

Burgundy House Burgundy Court (Comon areas)

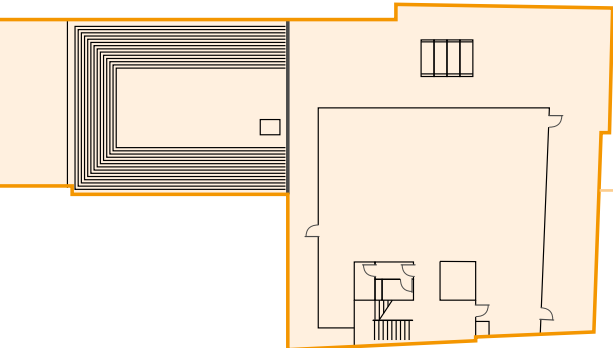
First Floor



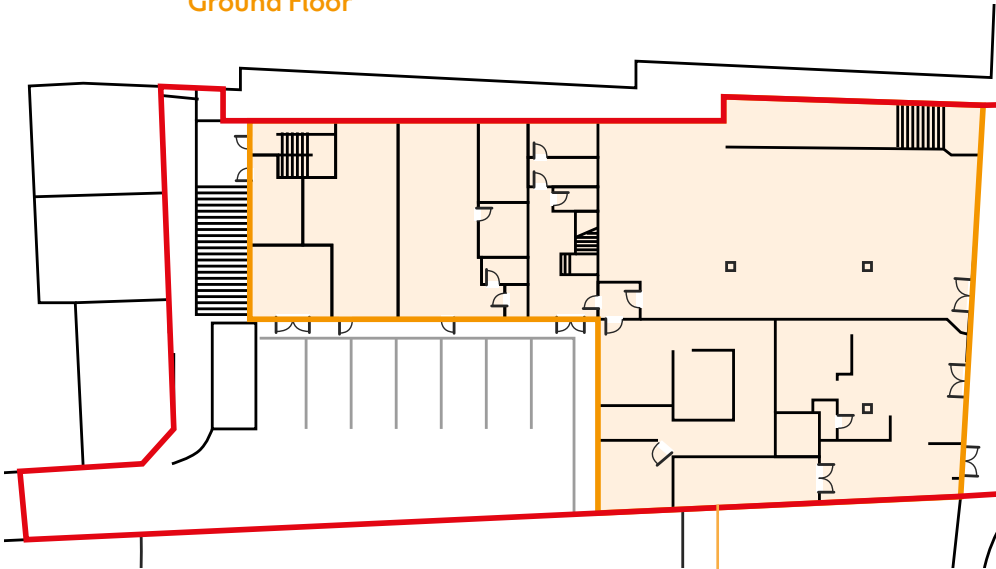
Second Floor



Third Floor

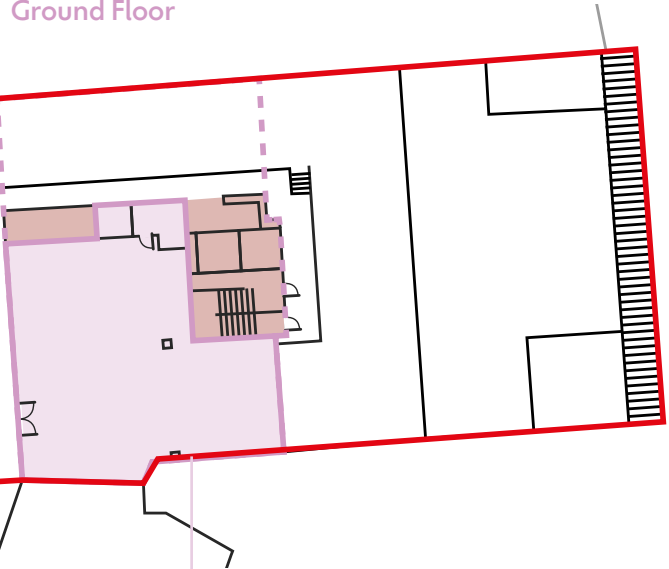


Ground Floor

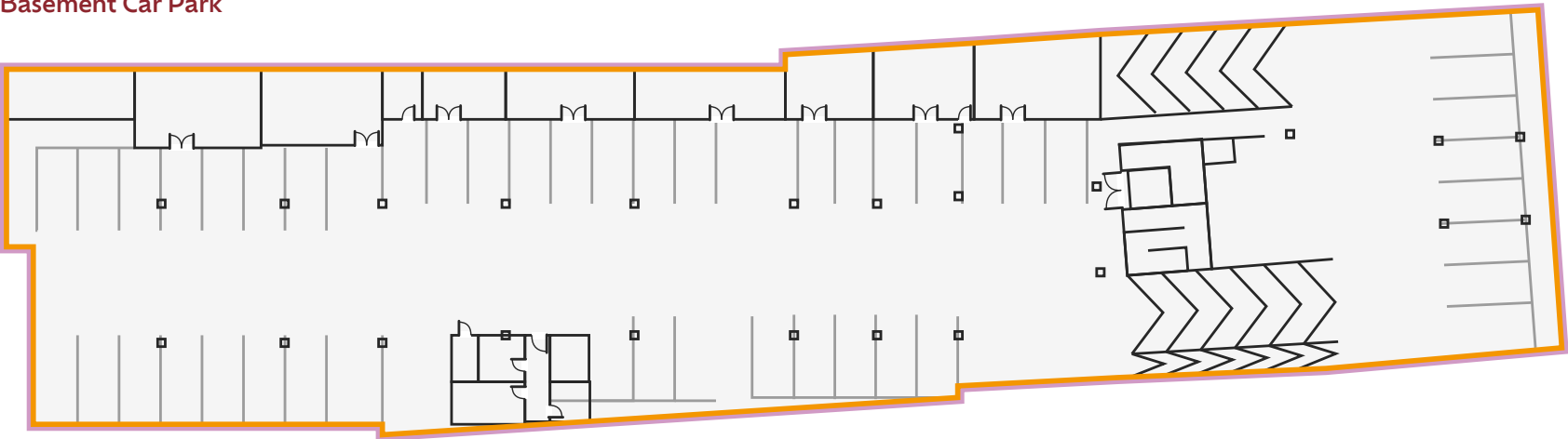


Ground Floor

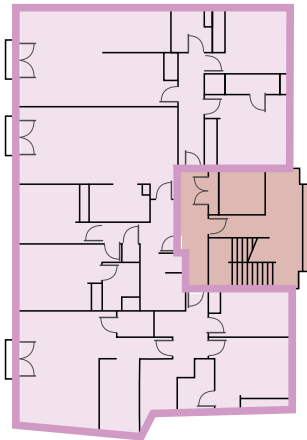
FORSTER WAY



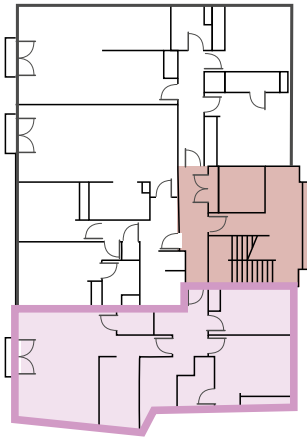
Basement Car Park



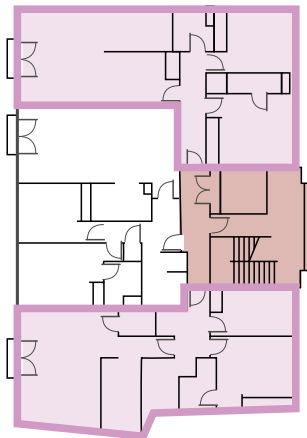
First Floor



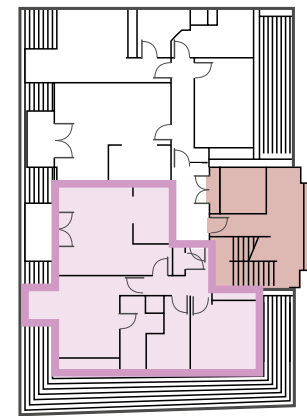
Second Floor



Third Floor



Attic Floor



Burgundy & Burgundy House & Court

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Viewing

To arrange a viewing, please
contact the sole agent.

Price

On application

VAT

TBC

BER

BER B2 D1

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