

RETAIL WAREHOUSE/MOTOR SHOWROOM AND INDUSTRIAL TRADE PARK INVESTMENT

EP Mooney Centre

Long Mile Road | Dublin 12



FOR SALE BY PRIVATE TREATY
TENANTS NOT AFFECTED





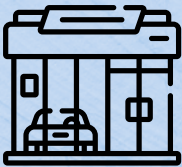
EP Mooney Centre

Long Mile Road | Dublin 12

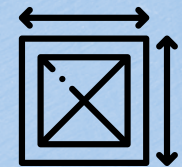
Investment Highlights



Prominent, high-visibility location at the junction of Long Mile Road and Walkinstown Roundabout, Dublin 12



Long-established motor showroom, retail warehouse and industrial trade park extending to over 3.47 acres



7 Occupiers across 7 units extending to 91,672 sq.ft. (GEA/GIA)



Passing rent of €1,028,000 p.a. with significant reversionary potential



Approximately 180 metres of frontage to Long Mile Road and 80 metres of frontage to Walkinstown Avenue.



EP Mooney Hyundai

Description

The EP Mooney Centre is comprised of 5 separate blocks, including the high-profile motor showroom, four retail warehouse units, and four industrial/trade units. All units are fully occupied.

The centre has an extremely generous frontage of 180 metres on the Long Mile Road and an additional 80 metres on the Walkinstown Avenue.

The site extends to approximately 3.47 acres and benefits from 215 surface parking spaces, together with additional basement and undercroft parking.



Motoworld



EP Mooney Hyundai



EP Mooney Hyundai



EP Mooney Hyundai



Motoworld

Retail Warehouse

Tenant Covenant

Parma Motors

Parma Motors Limited trading as Mooney’s Hyundai is one of Ireland’s largest Hyundai dealerships and has operated from this unit for over 15 years. Prior to that the unit traded as a Nissan dealership under the same operator. Parma Motors Limited was established in 2009. According to D&B Finance Analytics the company produces in excess of €82.6 million in annual sales and has current assets of in excess of €20.1 million. The entity was give a 2AE D&B Rating.

Diamond Furniture

Founded by William Diamond more than 25 years ago, Diamond Furniture, Ireland’s ‘Home and Interiors Store of the Year’, has built a nationwide reputation for stylish furniture, dependable service and an unrivalled dedication to customer service. Visitors to the showroom on Dublin’s Long Mile Road are welcome to browse two floors of carefully-curated furniture, including innovative Diamond designs and exclusive ranges from trusted suppliers.

Giant Bicycle

Giant Bicycles has operated at the EP Mooney Business Centre since 2014. The store is one of two Irish locations directly operated by the bicycle manufacturer, the other located in Cork.



Why Invest in

EP Mooney Centre

Long Mile Road | Dublin 12



Strong, Stable Income

Fully occupied with long-established tenants (some more than 20yrs), generating €1,028,000 p.a. in passing rent annually with material reversionary potential.



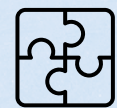
Strategic Location

Positioned in a growing commercial area, benefiting from excellent transport links and proximity to key Dublin infrastructure.



Development Potential

Significant land area for future growth or reconfiguration, unlocking further value.



Diverse Tenant Mix

With motor showroom, trade park, and industrial tenants the asset ensures a stable and diverse income stream with reduced sectoral concentration risk.



Long-Established Community Role

Serving as a key asset within its catchment, the centre plays a central role in providing services to local businesses and the community.



Occupier Details

Unit	Occupier	sq.m.	sq.ft.	Basis	Lease Term	Lease Type	Commencement Date	Expiration Date (No Breaks)	Passing Rent	Current Rent psf	Frequency of Rent Review	Date of Next Rent Review/ Step	Term Certain (Years)
Main Showroom/Office	Parma Motors Limited t/a Mooney's Hyundai	1,963	21,134	GIA	20 years	IRI	01/01/2010	30/06/2040	€275,000	€13.01	5 years CPI	31/12/2027	13.8
Unit 1&2 Basement		573	6,167	GEA									
Unit 1 Rear	Parma Motors Limited t/a Mooney's Hyundai Service Centre	2,033	21,883	GEA	15 years	FRI	01/07/2025	30/06/2040	€200,000	€12.37†	5 years CPI	01/07/2030	13.8
Unit 2 Rear		646	6,953	GEA									
Unit 1&2	Diamond Furniture (At Legals**)	1,007	10,838	GIA	17 years	FRI	01/02/2014	31/01/2041	€190,000	€17.53	5 years CPI	01/02/2031	14.4
Unit 3	K & S Industrial Supplies Limited t/a The Safety Superstore	115	1,239	GIA	10 years	FRI	01/04/2017	31/03/2027***	€28,000	€22.60	5 years	n/a	0.6
Unit 4	Fibre Led Limited	554	5,964	GIA	10 years	FRI	01/07/2018	30/06/2028	€85,000	€14.25	5 years	n/a	1.8
Unit 5	Giant Bicycles Retail Dublin Limited	579	6,237	GIA	15 years	FRI	01/04/2014	31/03/2029	€90,000	€14.43	n/a	n/a	2.6
Unit 6	Kube LMR Limited	228	2,453	GIA	15 years	FRI	01/09/2016	31/08/2031	€50,000	€20.38	n/a	n/a	5.0
Unit 8&9	Motoworld Crash Repairs (At Legals****)	818	8,804	GEA	25 years	FRI	30/11/2016	30/11/2041	€110,000	€12.49	5 years	30/11/2031	15.2
Total		8,517	91,672						€1,028,000				11.2

*Floor-by-floor assignable measured floor area survey available upon request.

** Diamond Furniture current rent €150,000. Lease Regear in legals 10 year extension and agreement of 2026 rent review €190,000

*** K & S Industrial Supplies Limited have signed a Deed of Renunciation

**** Motoworld Crash Repairs current rent €90,000. Lease Regear in legals 10 year extension and agreement of 2026 rent review €110,000

† Unit 1 & Unit 2 Rear Current Rent psf excludes under croft car parking and mezzanine areas

Catchment Area

EP Mooney Centre occupies a key position within one of Dublin's most dynamic commercial and retail catchment areas. The site benefits from its strategic location at the intersection of Long Mile Road and Walkinstown Avenue, a major arterial route linking various suburban communities to the heart of Dublin.



Proximity to Key Transport Links

Only 6 km from Dublin City Centre and 2.1 km from Junction 9 of the M50, the property is within easy reach of Dublin's private transport network. With the Luas Red Line and multiple bus routes within close proximity, the centre serves as a critical transport hub for both local customers and businesses.



Neighbourhood Context

The surrounding area is a highly active mixed-use environment, with a blend of residential, retail, and light industrial sectors. This diversity enhances the EP Mooney Centre's role as a central business node, providing a variety of services and facilities to both local residents and the broader catchment area.



Diverse Customer Base

Positioned in an area with strong residential demand, the centre serves a growing population of both commercial and residential customers, ensuring steady foot traffic and tenant demand. It attracts businesses from diverse sectors, further embedding its position as a central player in the local economy.



Toyota Long Mile Road



Mercedes Long Mile Road



The Proposition

The EP Mooney Centre offers a compelling investment proposition due to its strategic location, diverse tenant mix, and long-established role as a key commercial hub within its catchment area. As a key property in Dublin’s “Naas Road and Long Mile Road” heartland, it presents a host of opportunities for future growth including:



Retail & Industrial Synergy

The mix of motor showroom, retail warehouse units, industrial trade units, and a high-profile motor showroom provides the flexibility to cater to a wide range of tenants. This diversity ensures a balanced risk profile and low vacancy rates, offering consistent cash flow.

Accessibility & Exposure

The property’s high visibility and exceptional frontages (180 metres on Long Mile Road and 80 metres on Walkinstown Avenue) offer unrivalled exposure. Whether businesses are looking to attract passing trade or serve a local client base, the centre provides maximum accessibility for both customers and suppliers.

Reversionary Potential

With a passing rent of €1,028,000, there is significant opportunity for rental growth given the below-market rents currently in place on a number of units.

Future Development Potential

The substantial site area of approximately 3.47 acres offers potential for future expansion or redevelopment, which could unlock significant additional value over the long term could unlock further value and enhance the centre’s offering to future occupiers (SPP).

Community Role

Beyond being a commercial asset, EP Mooney Centre plays a vital role in supporting local businesses and providing essential services to the surrounding residential communities. Its position as a local business hub enhances its long-term viability and importance to the region.

EP Mooney Centre

Long Mile Road | Dublin 12

Viewing

To arrange a viewing, please
contact the sole agent.

Price

On application

VAT

TBC

BER



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