

PRIME DRIVE THRU RESTAURANT INVESTMENT

# McDonald's

## AND ONE ACRE SITE

LIMERICK ROAD | SHANNON | CO. CLARE



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McDonald's asset located opposite Shannon Town Centre.



Recently agreed reversionary lease extension with a term certain of 12.78 years producing €82,533 p.a.



Total area of asset is approx. 3,323 sq. ft. (GIA) with site measuring 1 acre to the rear.



Unique opportunity to acquire secure income producing retail investment.

## Location

McDonald's Shannon is located on the Limerick Road, diagonally opposite Shannon Town Centre, in a high-traffic area that benefits from excellent visibility and accessibility. The property is positioned adjacent to a Circle K fuel station, offering additional convenience for customers.

The asset comes with the benefit of a one acre site which is to the rear of the McDonald's. The site faces the newly constructed Radharc Doire residential estate, ensuring a growing local population that will contribute to long-term customer flow. Additionally, the restaurant is located in close

proximity to Shannon Airport, a major international gateway, and the N18, a key road linking Ennis and Limerick City. This prime location offers strong connectivity and a strategic position for both local residents and commuters.



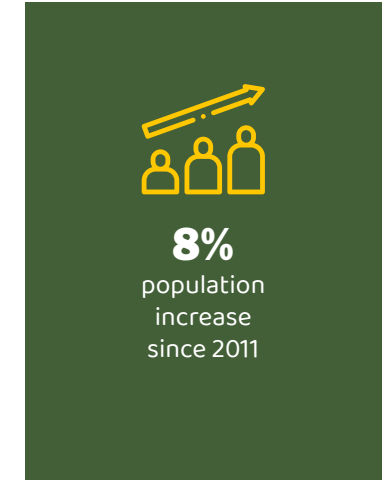
# Demographics

Shannon is a rapidly growing town with a population of around 10,905 people (2022 Census), serving as a key centre for the County Clare region. The population of the town has seen a significant increase since 2011 with an increase of 8%. The town has a youthful demographic, reflecting a trend of young families and professionals moving to the area, attracted by Shannon's economic opportunities. Some of the amenities include Shannon Business Park located within the airport grounds which is home to several companies as well as Shannon College of Hotel Management which is operated by the University of Galway.

Shannon's proximity to Shannon Airport is a key factor in its population growth, with a significant number

of international residents and professionals calling the town home. Shannon International Airport is the entry point to over 2.1 million travelers annually. The town also attracts students from nearby educational institutions, with a focus on business, aviation, and hospitality courses. Shannon is located near Limerick and Galway, both of which are major university towns, with students from these areas often commuting or living locally.

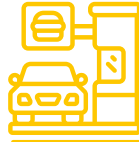
The presence of Shannon Airport, coupled with a growing residential and commercial base, ensures that the town remains a vibrant and expanding location, attracting both young residents and professionals from across Ireland and beyond.



## Description



**3,323  
Sq. Ft**



**Drive  
Thru**

The McDonald's unit extends to approx. 3,323 sq. ft. (GIA) with a drive thru lane surrounding the restaurant and car spaces to the

rear. The McDonald's unit comprises a modern external and internal design with an overhanging roof and some outdoor seating.



## One Acre Site

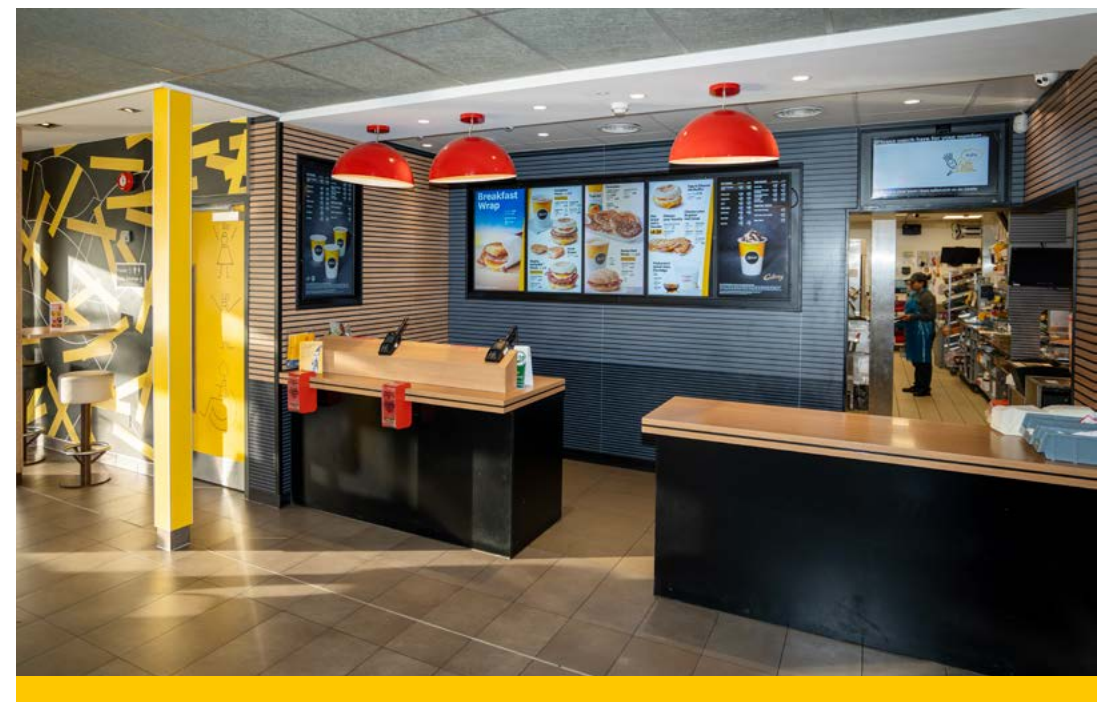
The asset comes with the benefit of a one acre site to the rear of the McDonald's. The site is located directly opposite a newly constructed residential housing estate named Radharc Doire. The site is currently zoned 'Open Space' and is covered with various types of trees and shrubbery. The site represents long term development potential subject to rezoning and planning permission.





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Unique opportunity  
to acquire secure  
income producing  
retail investment





## Lease

The property is fully leased to McDonald's Restaurant of Ireland t/a McDonald's. McDonald's have recently agreed (signing imminent) a 15-year reversionary lease extension until the 17th of December 2042 with a break in year 10, and 5 yearly rent reviews from 18th December 2027. McDonald's are paying €82,533 annually and have been granted 4.5 months' rent free from the signing of the lease regear with an additional 4.5 months' rent free after the next rent review.



**Lease Extended**



**€82,533 p.a.**

## McDonald's

### Tenant Covenants

McDonald's Restaurants of Ireland Limited was set up in December 1987 and according to Vision-net has a net worth of over €84m. It has a credit limit of €3.7m with a Low Trade Risk score of 84. Full Vision-net report available on application.

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### Agent

To arrange a viewing, please contact sole selling agent



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Bannon PSRA: 001830

Price  
On application

VAT  
TBC

