

FOR SALE BY PRIVATE TREATY
(TENANTS NOT AFFECTED)

SANDYFORD HALL

SHOPPING CENTRE

KILGOBBIN ROAD
SANDYFORD
DUBLIN 18

EXECUTIVE SUMMARY



Established
Neighbourhood
Centre



Fully occupied
with a passing
rent of €321,757
per annum



Attractive
Net Initial Yield
of 8.32% rising to 8.6%
in 2017 on expiry of
McCabes abatement



Parade of 6 retail
units with overhead
commercial
accommodation
totaling 1,435 sq m
(15,447 sq ft)



High profile tenants
include Centra,
McCabes Pharmacy,
Costa Coffee, Romayos
Diner amongst others



Weighted Average
Unexpired Lease
Term of approx.
10.3 years offering
secure income



Strong
performance with
excellent payment
history



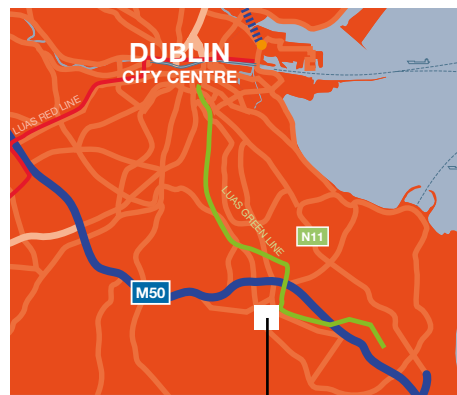
LOCATION

Sandyford Hall is located in the heart of the affluent south Dublin suburb of Sandyford approximately 10 kms from Dublin City Centre.

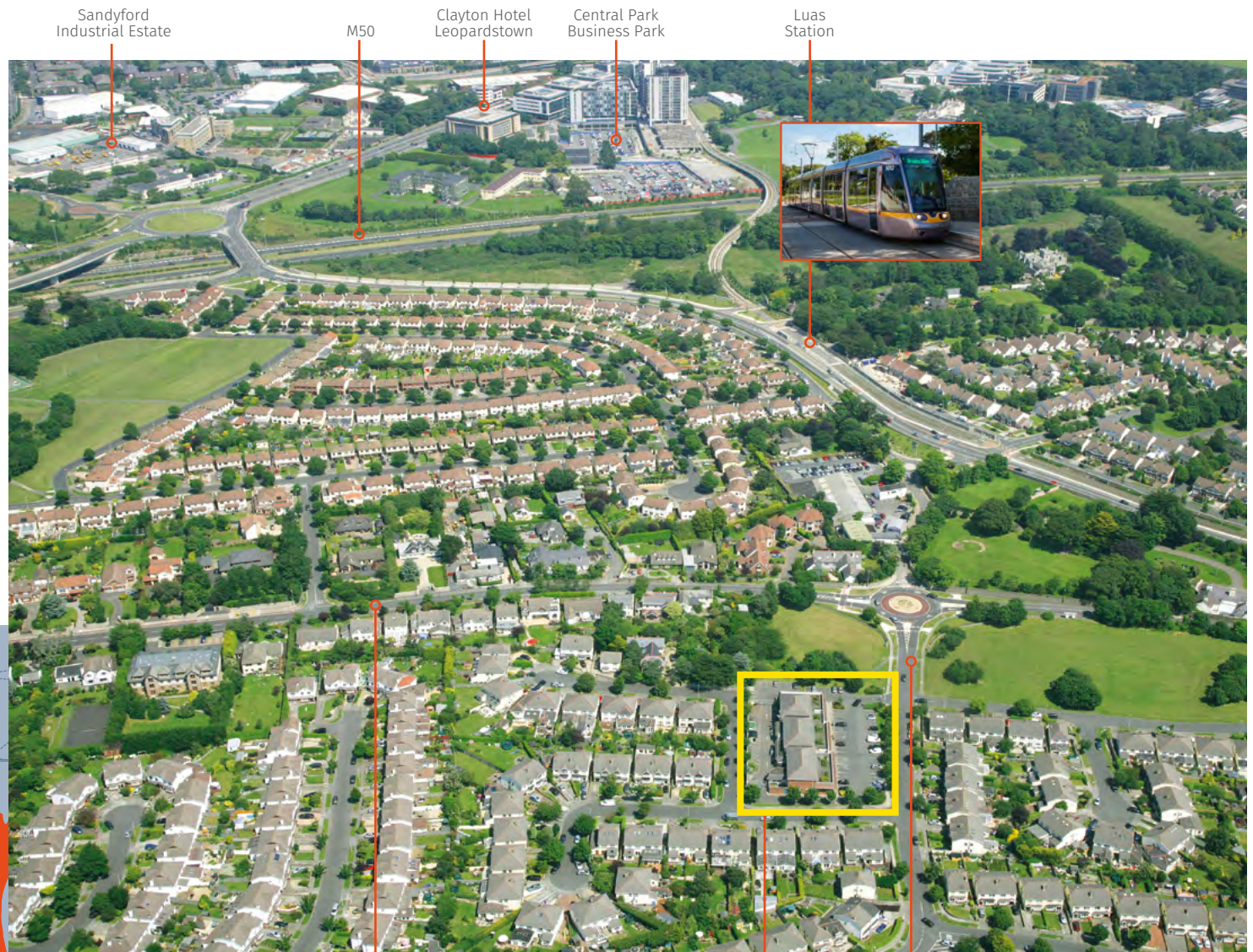
The scheme enjoys a prominent position facing onto Sandyford Hall Avenue at its junction with Kilgobbin Road.

The immediate area is predominantly residential in nature with a spread of high density neighbourhoods including Belarmine, Leopardstown Heights, Kilgobbin and Glencairn.

Access to the scheme is via Kilgobbin Road while Junction 14 of the M50 is approximately 1km away.



SANDYFORD HALL SC



Kilgobbin Road

SANDYFORD HALL SC

Sandyford Hall Avenue

DESCRIPTION

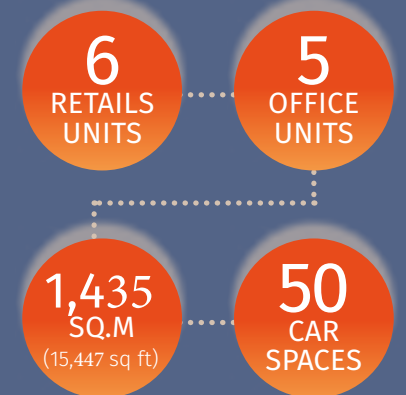


The neighbourhood centre comprises a two level scheme with 6 retail units situated at ground floor and a further 5 commercial and office units at first floor.

The scheme extends to 1,435 sq m (15,447 sq ft) with the benefit of approximately 50 surface car parking spaces.

The retail units each have rear access onto a common service yard.

The first floor units are accessed via a stairwell adjacent to Centra with a minimum level of common area to be maintained.



FLOOR PLANS

GROUND FLOOR (82% of passing income)

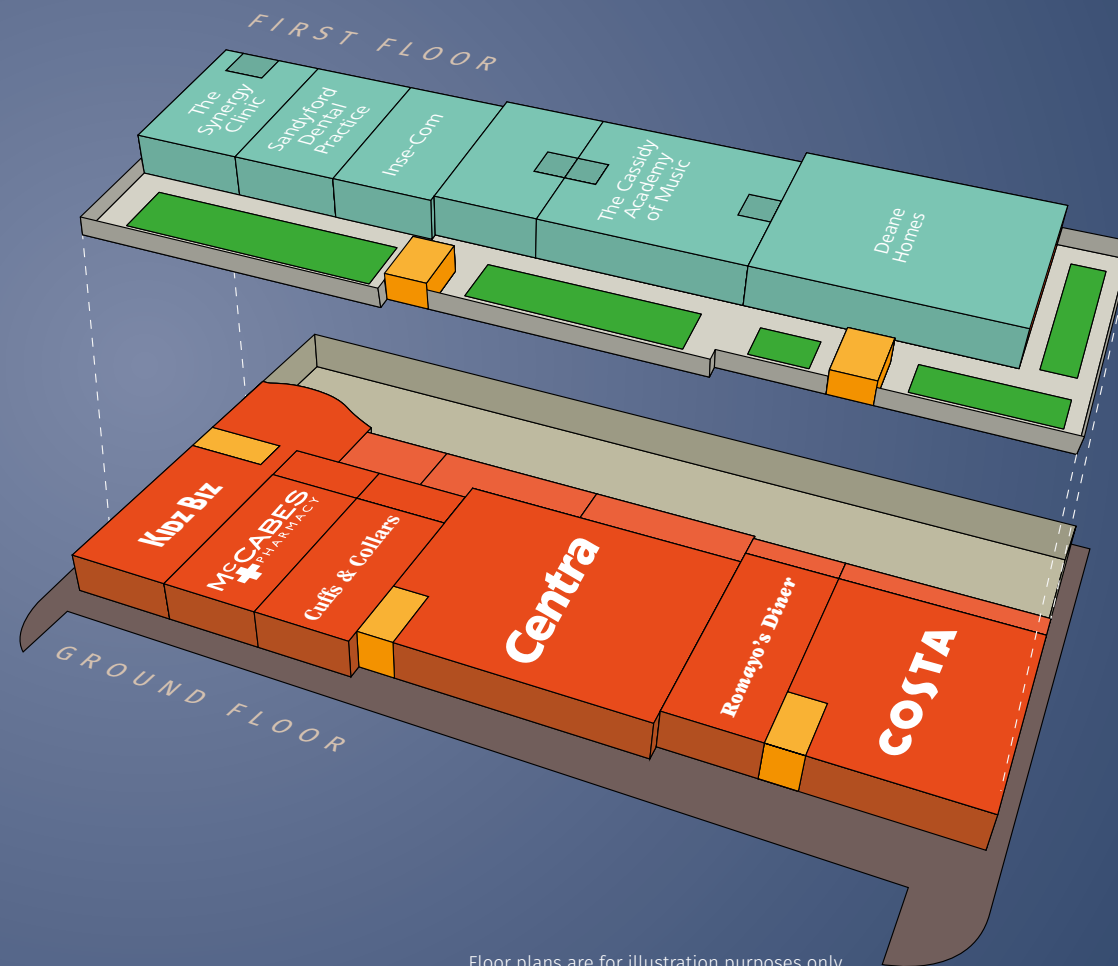
Unit	Tenant	Lease Area Sq M	Lease Area Sq Ft
1	Kidz Biz	201	2,162
2	McCabes Pharmacy	103	1,114
3	Cuff's and Collars	103	1,111
4	Centra	332	3,572
5	Romayo's Diner	102	1,097
6	Costa Coffee	159	1,710
Total Ground Floor		1,000	10,766

FIRST FLOOR (18% of passing income)

Unit	Tenant	Lease Area Sq M	Lease Area Sq Ft
7	The Synergy Clinic	56	600
8	Sandyford Dental Practice	56	600
9	Inse-Com*	56	600
10 & 11	The Cassidy Academy of Music	118	1,267
12/13	Shinetrin Limited	150	1,614
Total First Floor		436	4,681

*Area not stated in lease.

Note: Intending parties should satisfy themselves on the accuracy of the floor areas.



Floor plans are for illustration purposes only.

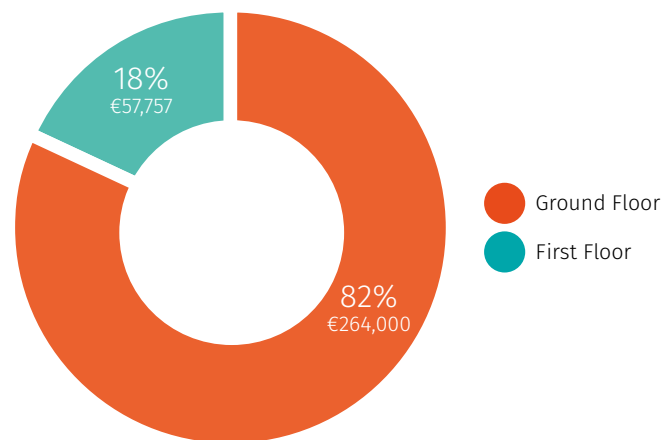
TENANCY

The majority of tenants have been in occupation in excess of 10 years.

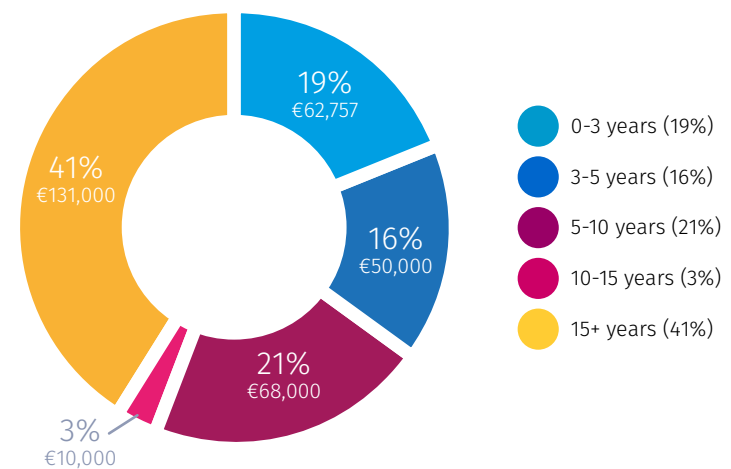
Unit	Trading As	Years in occupation	Area Sq Ft	Lease Term	Lease Start Date	Break Option	Lease Expiry	Contract Rent	Passing Rent
1	Kidz Biz	9	2,162	9*	12/11/2007	31/12/2019	31/12/2024	€35,000	€35,000
2	McCabe Pharmacy	17	1,114	25	02/08/1999	NA	01/08/2024	€40,000	€28,000**
3	Cuffs & Collars	5	1,111	25	25/11/2011	NA	24/11/2036	€35,000	€30,000 ¹
4	Centra	17	3,572	35	01/07/1999	NA	30/06/2034	€101,000	€101,000
5	Romayos Diner	2	1,097	25	10/10/2014	09/10/2017	09/10/2039	€30,000	€30,000
6	Costa Coffee	1	1,710	15	10/07/2015	09/07/2022	09/07/2030	€40,000	€40,000
7	The Synergy Clinic	4	600	10	13/11/2012	12/11/2017	12/11/2022	€4,720	€4,720
8	Sandyford Dental Practice	17	600	15	01/12/2015	NA	31/11/2033	€10,000	€10,000
9	Inse-Com	8	600	25	01/11/2008	31/10/2018	31/10/2033	€16,000	€16,000
10/11	The Cassidy Academy of Music	2	1,267	10	01/04/2014	31/03/2017	31/03/2024	€12,037	€12,037
12/13	Shinetrin Limited	17	1,614	10	01/06/2015	31/05/2020	01/06/2020	€15,000	€15,000
Totals			15,447					€338,757	€321,757

*Lease was extended by circa 8 years. **Rent abatement expires on 31/08/2017. ¹Side agreement formalising abatement is pending completion.

INCOME SPLIT



INCOME BY TERM CERTAIN



SANDYFORD HALL

SHOPPING CENTRE

TITLE

Freehold

BER



PRICING

On application

VAT

Transfer of Business

SOLICITOR



Gartlan Furey Solicitors
20 Fitzwilliam Square

Orla Higgins
Tel: 01 799 8000

VIEWING

Strictly by appointment through
the sole selling agent

CONTACT

Rod Nowlan

+353 1 6477909
rnowlan@bannon.ie
PSR: 001830-002131

Alex Patterson

+353 1 6477946
apatterson@bannon.ie
PSR: 001830-002397

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