

# DONNYBROOK MALL

DONNYBROOK, DUBLIN 4

FOR SALE BY PRIVATE TREATY

PRIME DUBLIN 4 RETAIL SCHEME  
WITH DEVELOPMENT POTENTIAL

Lisney

# DONNYBROOK MALL

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## INVESTMENT SUMMARY



High profile retail parade located in the centre of Donnybrook village



The property comprises 9 retail units with a combined area of **1,448 sqm (15,590 sqft)** over two stories



Tesco Ireland Ltd is anchoring tenant



Annual rent roll of **€458,343**



Potential for **future re-development**



WALVT of approximately **3.2 years**



Approximately **2km from Dublin City centre** in one of Dublin's most affluent areas



Site extending to approx. **0.14 ha (0.35 acres)**



**100% occupied**



DONNYBROOK  
STADIUM

DONNYBROOK  
LAWN TENNIS CLUB

DONNYBROOK  
VILLAGE



## DESCRIPTION

Donnybrook Mall provides an excellent opportunity for investment. The property comprises a retail development with frontage onto Donnybrook Road in the heart of Donnybrook village.

Donnybrook Mall is a two-storey retail parade that consists of 9 fully occupied units. The scheme is anchored by Tesco and possesses a strong tenant mix. The property benefits from on street parking plus 15 car parking spaces accessible from Belmont Avenue to the rear of the building.



## LOCATION

**Donnybrook Mall retail parade is situated in the centre of Donnybrook village, Dublin 4. The building fronts onto the west side of Donnybrook Road near its junction with Belmont Avenue.**

Donnybrook is an affluent south Dublin suburb situated approximately 2km away from Dublin city. Nearby amenities include Herbert Park, St. Vincent's Hospital, Donnybrook Rugby Stadium, St. Stephen's Green, RDS & The Aviva stadium. A wealth of amenities & services are present in

Donnybrook village alongside hotels, pubs & restaurants. The location is well serviced by Dublin Bus. Donnybrook's surrounding area consists of a mix of commercial & residential uses. Some of these local commercial occupiers include Spar, Boots, O'Brien's & Donnybrook Fair.



## TENANCY SCHEDULE

Unit	Ground floor	First floor	Trading Name	From	Term	Lease Expiry	Break Clause	Next Rent Review	Rent	Deed of Renunciation
Unit 1 & 2	1,228	1,021	Lyknu	11-Sep-12	20 years	10-Sep-32	10-Sep-23*	11-Sep-22	€69,800	
Unit 3	672	470	Abrakebabra	17-Oct-05	20 yrs 1m	16-Nov-25	n/a	17-Oct-22	€60,000	Yes
Unit 4	579	621	Natural Bakery	23-Dec-13	15 yrs	22-Dec-28	22-Dec-23**	06-Jan-24	€35,000	
Unit 5-7	2,576	1,772	Tesco	24-Apr-12	25 yrs	23-Apr-37	23-Apr-32	24-Apr-27***	€87,843	
Unit 8	1,491	-	Marian Gale	14-Jan-13	12 yrs	13-Jan-25	n/a	14-Jan-23	€46,200	
Unit 9	1,718	-	Lloyds Pharmacy	01-Oct-13	10 yrs	30-Sep-23	n/a	n/a	€86,500	
Unit 10a	-	2,724	Donnybrook Clinic	14-Jun-21	2 yrs	13-Jun-23	n/a	n/a	€20,000	Yes
Unit 10b	-		The Physio Studio	01-Jul-22	4 yrs 9m	31-Mar-27	n/a	n/a	€18,000****	Yes
Unit 11	406	312	Expert Hardware	01-Jan-13	10 yrs	31-Dec-22	n/a	n/a	€25,000	
Car spaces	4	n/a	Lyknu						€4,000	
Car space	1	n/a	Abrakebabra						€1,000	
Car space	1	n/a	Tesco						€1,000	
Car space	1	n/a	The Physio Studio						€1,000	
Car space	1	n/a	Expert Hardware						€1,000	
Car spaces	2	n/a	Lloyds Pharmacy						€2,000	
Car space	1	n/a	Marian Gale						€0	
Car space	2	n/a	Natural Bakery						€2,000	
Car spaces	2	n/a	Vacant						€0	
<b>Total sq ft</b>	<b>8,670</b>	<b>6,920</b>						<b>Total rent pa</b>	<b>€460,343</b>	
<b>Total sq ft (entire)</b>	<b>15,590</b>									

\* Subject to 6 months notice

\*\*\* CPI Linked rent review clause

\*\*\*\* Rent is €18,000 for years 1 & 2 and steps up to €20,000 per annum from year 3 of the lease .

\*\* Subject to 6 months notice

15 car parking spaces are included to the rear.

# TENANT MIX



Tesco Ireland Ltd. is the Irish subsidiary of British supermarket chain Tesco. Currently Tesco holds 22% of the Irish grocery market with a turnover of €2.67 billion from Feb 2020 to Feb 2021. Tesco operates 152 stores across cities & towns in Ireland. Tesco Ireland has net worth of £3,178,000,000 according to vision reports.



Laundry & Dry cleaning business Lyk Nu is a long standing tenant of Donnybrook Mall. The company has 3 retail outlets.



Lloyds Pharmacy is a subsidiary of Celesio one of the leading European healthcare providers. They are a pharmaceutical and healthcare retail outlet. Lloyds operates 89 pharmacy outlets throughout Ireland and are a household name in the pharmaceutical industry.



Expert Hardware is an Irish hardware store that has been trading since 2005. The company has 54 locations in Ireland with 13 stores operating in Dublin. Expert Hardware has been present in Donnybrook since 2012.



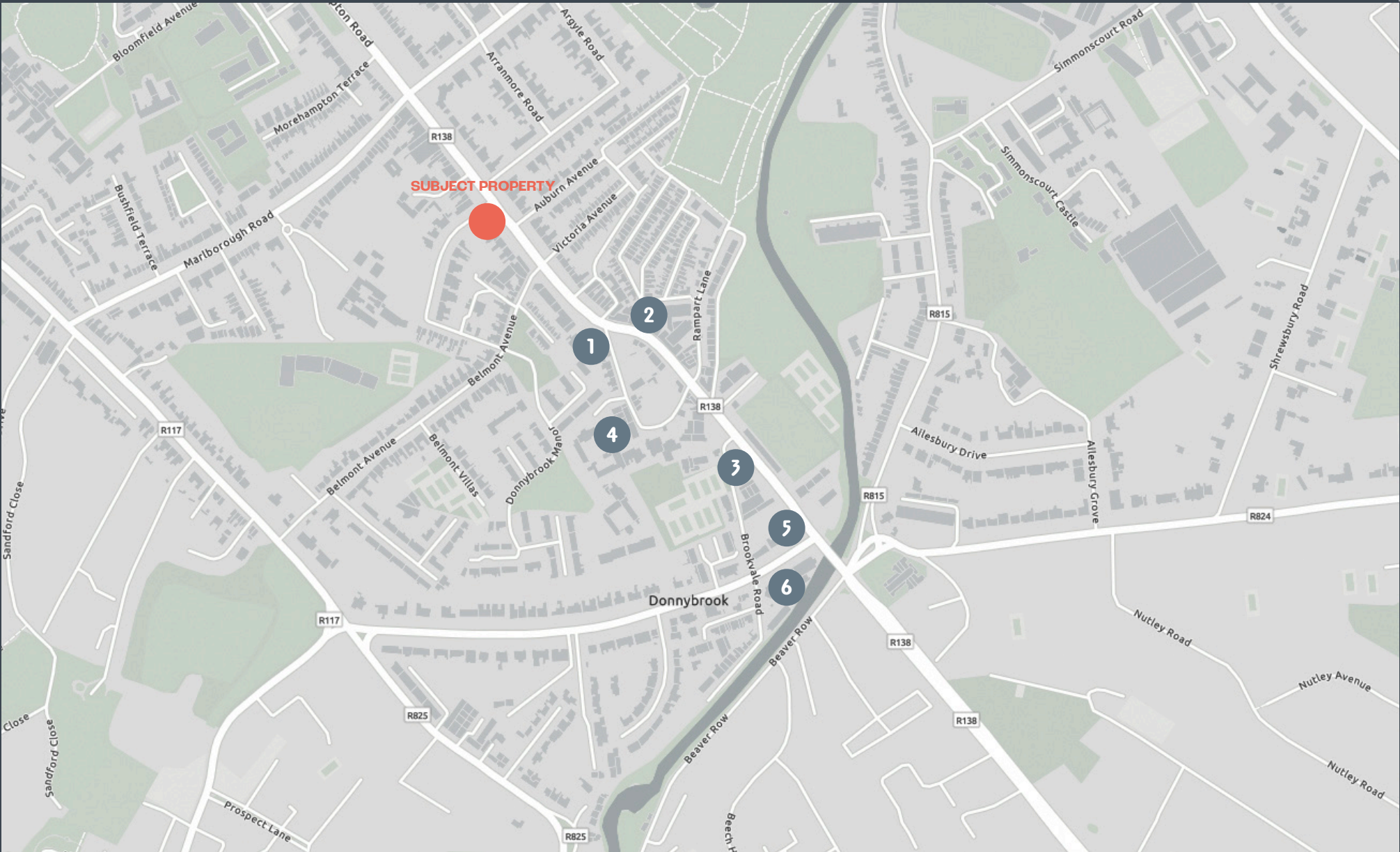
The Natural Bakery Company is an Irish bakery that provides high quality baked goods. The company is Irish in origin and is currently operating 9 stores in Dublin, including Nutgrove Shopping centre and South Circular Road.



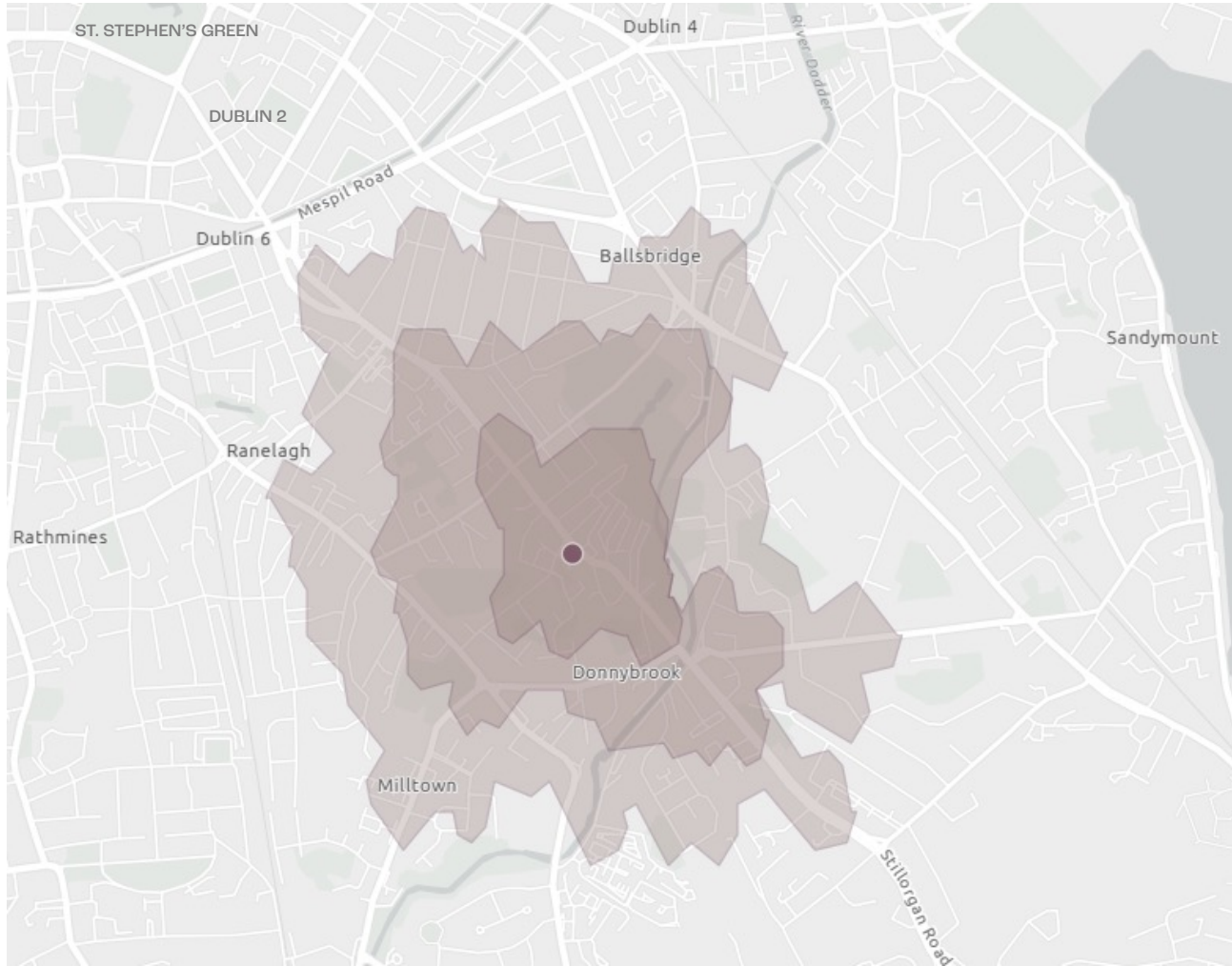
Irish food chain Abrekebabra is a well-known fast-food franchise operating 33 stores across Ireland.

## DEVELOPMENTS IN THE AREA

No	Development	Description
1	Lovett House, Donnybrook, Dublin 4	<ul style="list-style-type: none"> <li>· Eight storey residential development with commercial space on the ground floor</li> <li>· Total floor area 3,867 sqm</li> <li>· 49 residential units - 44 one-bedroom units, 5 two-bedroom units</li> <li>· Ground floor retail unit extends to 231sqm</li> <li>· 84 bicycle spaces</li> </ul>
2	22-24 Donnybrook Road (former Kiely's public house), Donnybrook, Dublin 4	<ul style="list-style-type: none"> <li>· Seven storey residential development with commercial space on the ground floor</li> <li>· Total floor area 4,282 sqm</li> <li>· 100 residential units, all one-bedroom units</li> <li>· Ground floor retail unit extends to 92 sqm</li> <li>· 152 bicycle spaces</li> </ul>
3	Red Rock BPKH Mixed Use Development, Donnybrook	<ul style="list-style-type: none"> <li>· Twelve storey PRS development with retail use on the ground floor</li> <li>· Total floor area 8,930 sqm</li> <li>· 84 residential units - one studio unit, 51 one-bedroom units, 32 two-bedroom units</li> <li>· Ground floor retail unit extends to 570 sqm</li> <li>· 6 car Parking spaces, 190 bicycle spaces</li> </ul>
4	Housing Development	<ul style="list-style-type: none"> <li>· Four storey residential development</li> <li>· Total floor area 5,876 sqm</li> <li>· 44 residential units - 11 one-bedroom units, 32 two-bedroom units, 1 three-bedroom units</li> <li>· 46 car parking spaces, 2 motorcycle spaces, 80 bicycle spaces</li> </ul>
5	Eglinton Place, Donnybrook, Dublin 4	<ul style="list-style-type: none"> <li>· Twelve storey residential building</li> <li>· Total floor area 13,744 sqm</li> <li>· 148 residential units- 71 one-bedroom units, 67 two-bedroom units, 10 three bedroom units</li> <li>· 75 car Parking spaces, 4 motorcycle spaces, 172 bicycle spaces</li> </ul>
6	Residential Development, Donnybrook	<ul style="list-style-type: none"> <li>· Eleven storey residential building</li> <li>· Total floor area 4,356.4 sqm</li> <li>· 20 residential units, all three-bedroom units</li> <li>· 20 car parking spaces, 28 bicycle spaces</li> </ul>



# CATCHMENT AREAS



<b>5 min walking</b>	Total Population:	1,834
	Total Households:	771
	Average Household Size:	2.4
<b>10 min walking</b>	Total Population:	6,213
	Total Households:	2,603
	Average Household Size:	2.4
<b>15 min walking</b>	Total Population:	14,152
	Total Households:	6,037
	Average Household Size:	2.3

Source: Esri Ireland

## RE-DEVELOPMENT

The complex also has obvious development potential and in 2008 planning permission was granted and subsequently extended in 2014 until 2019 for a three storey over basement mixed use development of approx. 3,455 sq m (37,189 sq ft) comprising 6 retail units, 2 office units, one restaurant/takeaway, one bank unit and four two-bedroom apartments as well as 15 car spaces.



## ZONING

Donnybrook Mall rests on a site extending to 0.14 ha (0.35 acres) which is zoned objective Z4: district centres to provide for and improve mixed service facilities' under the Dublin City Development Plan 2016-2022.

## TENURE

We understand that the property is held freehold

## BER



## PRICE

Offers are sought in excess of €6,800,000 representing a net initial yield of 6.13% after deduction of standard purchasing costs at 9.96%.

## SOLICITORS

Brian O'Callaghan, William Fry, 2 Grand Canal Square, Dublin 2

## WEBSITE & DATA ROOM

[www.donnybrookmall.com](http://www.donnybrookmall.com)

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