

**For Sale
by Private Treaty**

Investment Opportunity



**25-28 Parnell Road
Dublin 12**

TURLEY
PROPERTY ADVISORS

DESCRIPTION

Turley Property Advisors are delighted to present Apple Green, 25-28 Parnell Road, Dublin 12, to the market, For Sale, by private treaty. The subject property comprises a high-profile petrol filling station and car wash located on Parnell Road, Dublin 12.

Petrogas Group Ltd, wholly owned subsidiary of Applegreen Ltd, hold a 25 year lease on the property on an annual rent of €130,000 per annum.

The site includes a convenience store together with a forecourt and canopy, four double-sided petrol pumps, self service car-wash and air and water re-fill services. The property sits on a plot of 0.40 acres (0.16 hectares). The convenience store provides a recently fit-out retail area, storage facilities, staff w/c and office. There is ample car parking on site to the side, front and back.



TENANCY DETAILS

| | |
|----------------------|---------------------------|
| TENANT: | Petrogas Group Ltd |
| RENT: | €130,000 per annum |
| COMMENCEMENT: | 22nd February 2016 |
| TERM: | 25 Years |
| RENT REVIEWS: | 2026 (Open Market) |
| BREAK OPTION: | End of Year 10 |
| LEASE EXPIRY: | 22nd February 2041 |



LOCATION

Parnell Road, Harolds Cross is a highly sought after, affluent urban village and inner suburb in South Dublin. The location offers quick and easy access to the city centre and the neighbouring Portobello, Rathgar and Rathmines.

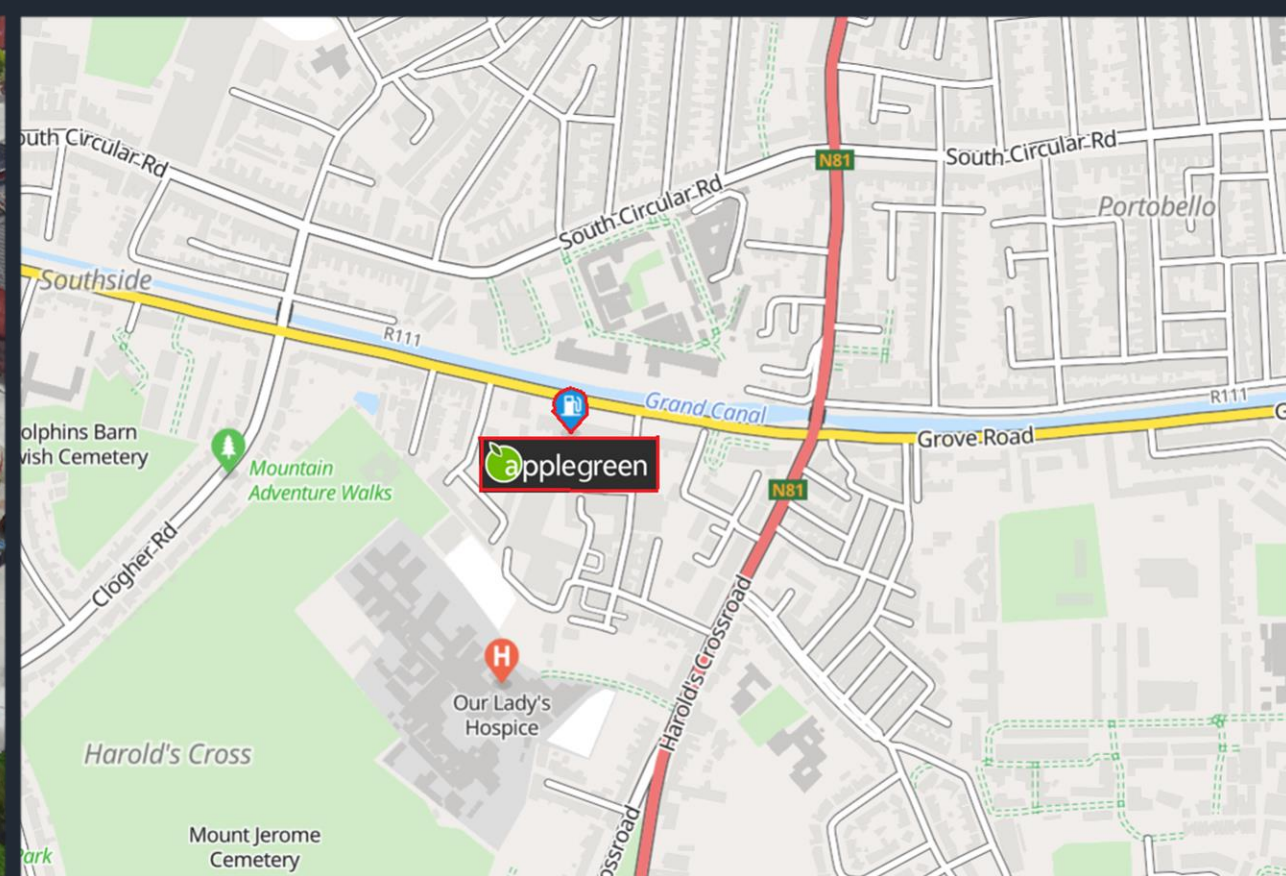
This area is well serviced by an excellent public transport network of Dublin Bus (routes 122, 68, 150, 9, 16, 49 & 54a) and a Dublin Bikes station is less than 1km away. The M50 is a short drive away providing links to the arterial road network and Dublin Airport.

The area benefits from several popular cafes/bars and restaurants such as Southbank, Marlowe & Co and Bastible to name a few. There is an abundance of sporting and recreational amenities in the immediate area and with the city on the doorstep, every conceivable amenity is within walking distance. The immediate vicinity there is a mixture of mainly residential with some retail and offices nearby.



Applegreen is the largest fuel forecourt operator in Ireland and the second largest in the UK. Founded in 1992, Applegreen operates over 560 sites employing over 11,000 people across the Republic of Ireland, UK and the USA.





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BER

On Application

PRICE

€1,600,000

TITLE

We understand the properties are held under a freehold/
long leasehold title subject to occupational tenancies.

VIEWINGS

Strictly by Appointment with the sole selling agents.



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