

Bank of Ireland
Main Street
Rathcoole
Co. Dublin



Investment Property

For Sale by Private Treaty

405 sq. m. (4,359 sq. ft.)

'Tenant not Affected'

BOI

MAIN STREET, RATHCOOLE, CO. DUBLIN

8.5
YEARS
REMAINING
ON LEASE



LOCATION

The subject property enjoys a high-profile corner position on the main street of Rathcoole. And is part of a large mixed-use building with commercial use at ground and part first floor and residential apartments overhead.

The unit benefits from the visibility and prestige that comes with being situated in one of Rathcoole's most prominent commercial areas.

The property's position ensures excellent exposure, providing maximum visibility and the opportunity to attract a wide customer base.

Located on Rathcoole Main Street, there is access to a wide array of amenities, including shops, cafes, restaurants, and other essential services. The bustling Greenogue business park and Citywest are just a few minutes' drive away.

Transport Accessibility: The subject property is located on the northern side of the main street Rathcoole, opposite the junction with Stoney Park. Rathcoole is a village situated in west county Dublin approx. 17km from Dublin City centre. It is easily accessible via the N7 Naas Road which links Dublin to Limerick via the m7, Waterford, Kilkenny and Carlow via the m9 and Cork via the M8.

The area is serviced by some limited Dublin bus services running from Main Street Rathcoole to Fleet Street in Dublin City Centre. The nearby amenities of City West including Luas Red line terminus at Saggart approx. 1.5km away.



PROPERTY DESCRIPTION

Turley Property Advisors are proud to present The Bank of Ireland Premises, Main Street Rathcoole, Co. Dublin, to the market 'For Sale', by Private Treaty.

The subject property comprises a ground floor modern retail bank branch unit which forms part of a larger mixed-use development known as Eaton.

The unit extends to approx. 405 sq. m. NIA and is laid out to provide open plan retail banking accommodation with associated ancillary offices and staff facilities to the rear. The accommodation Benefits from approximately 14 Metres of frontage to Main Street.

The ground floor comprises a typical bank branch with a security porch, main retail area with a waiting area, service counter, semi partitioned customer service/meeting pods, cash and large machine area at three private office rooms.

The rear of the property provides a strong room, comms room, store, kitchen and staff toilet and shower facilities.

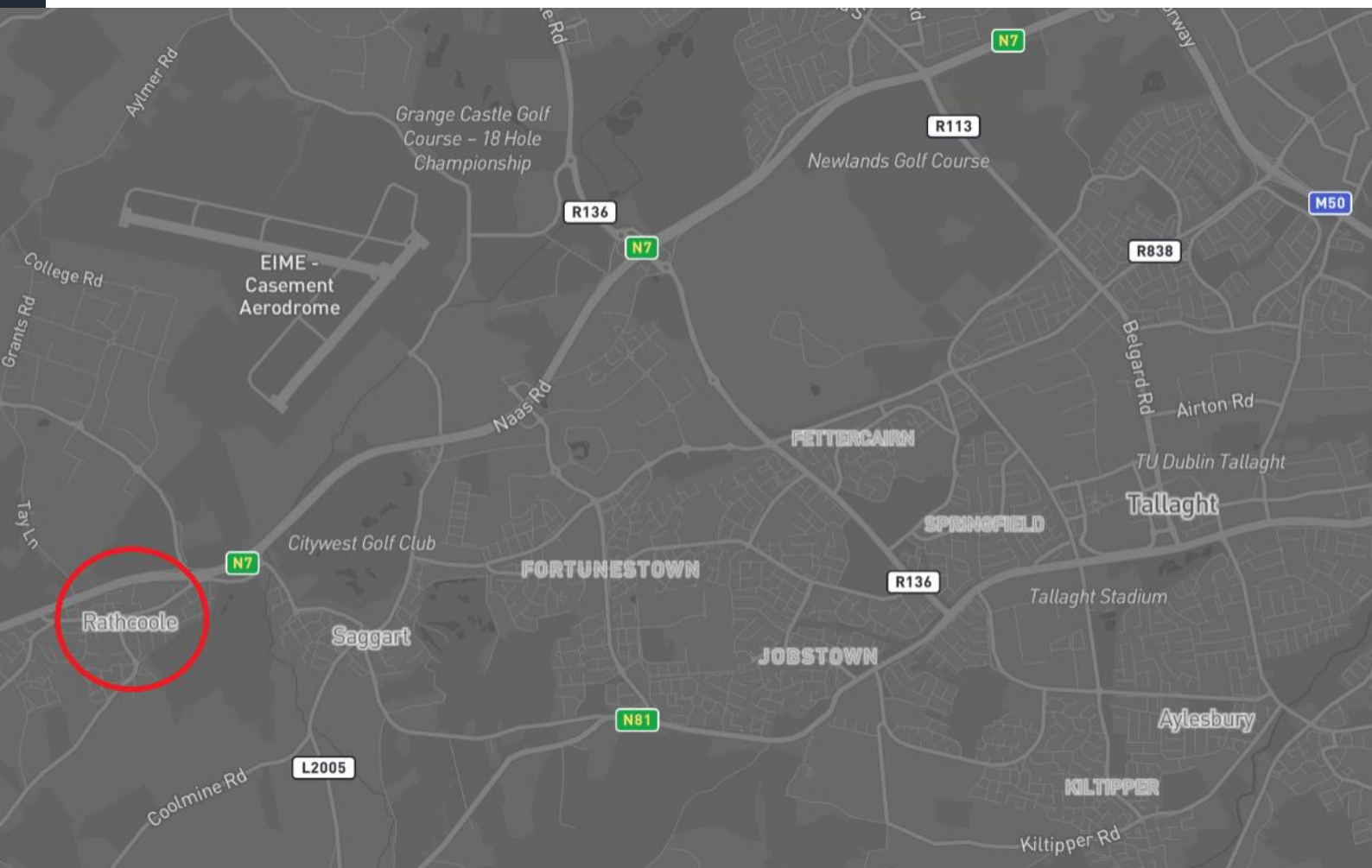
We understand that there have been no changes to the property since the previous valuation report was carried and it is still leased to the Governor and Company of Bank of Ireland

The lease is held under a 25-year FRI lease from 8th January 2007 on an upwards only lease paying a contracted rent of €150,398 per annum.



LEASE SUMMARY

- Demise Main Street, Rathcoole, Co. Dublin
- Tenant: The Governor & Company of The Bank of Ireland
- Term: 25 years from 8th January 2007 on an FRI Lease
 - Break Clause: No break options
 - Contracted Rent: €150,398
- Rent reviews: Upward only rent reviews every five years
 - 8.5 years term certain





Within walking distance
to a host of amenities on
Rathcoole Main Street
including cafes, bars and
restaurants.



BER

BER D2. Ber No. 800443

PRICE

On Application.

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.

TURLEY PROPERTY ADVISORS

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