FOR SALE by Way of Online Auction

BDM Property

Units 16 & 17

BER B3

FULLY LET
Retail / Retail Warehousing
Investment Opportunity

Fashion City

BALLYMOUNT, DUBLIN 24

Fashion City

BALLYMOUNT, DUBLIN 24

Key Details

- Prominent multi-let retail / retail warehousing investment opportunity
- Located within the established Fashion City development in Ballymount, Dublin 24
- Strategic position adjacent to Junction 10 of the M50 Motorway
- Extending to approximately 1,657.92 sq m / 17,847 sq ft GIA
- Fully let with a passing rent of approximately €200,123 per annum
- 17,847 sq ft of fully let retail / retail warehousing accommodation
- Multi-let retail / showroom / retail warehousing building with first-floor accommodation
- Established occupier profile including Fairy Godmother, Halpenny Golf, Jessica Graaf and The Beauty Suite Limited

Ballymount is home to a wide range of national and international occupiers and has become a focal point for wholesale, showroom, trade counter, logistics and retail warehousing uses

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Location

Units 16 & 17 Fashion City are located in the heart of Fashion City, Ballymount, Dublin 24, one of Dublin's most established commercial, showroom and retail warehousing locations.

Fashion City forms part of the wider Ballymount commercial area, a recognised business district situated approximately 9 km south-west of Dublin city centre. The location benefits from excellent road connectivity, being positioned adjacent to Junction 10 of the M50 Motorway, which provides immediate access to Dublin's wider motorway network, including the N7, M7, M1 and M11 corridors.

Ballymount is home to a wide range of national and international occupiers and has become a focal point for wholesale, showroom, trade counter, logistics and retail warehousing uses.

The surrounding area includes a strong mix of commercial estates, industrial parks, showroom developments and business occupiers, which supports continued occupier demand for well-located commercial accommodation.

Fashion City itself is a well-known and established light industrial / showroom development, providing a mix of retail, showroom and commercial units. The property's position within this scheme, together with its proximity to the M50, enhances its accessibility and appeal to both occupiers and investors.

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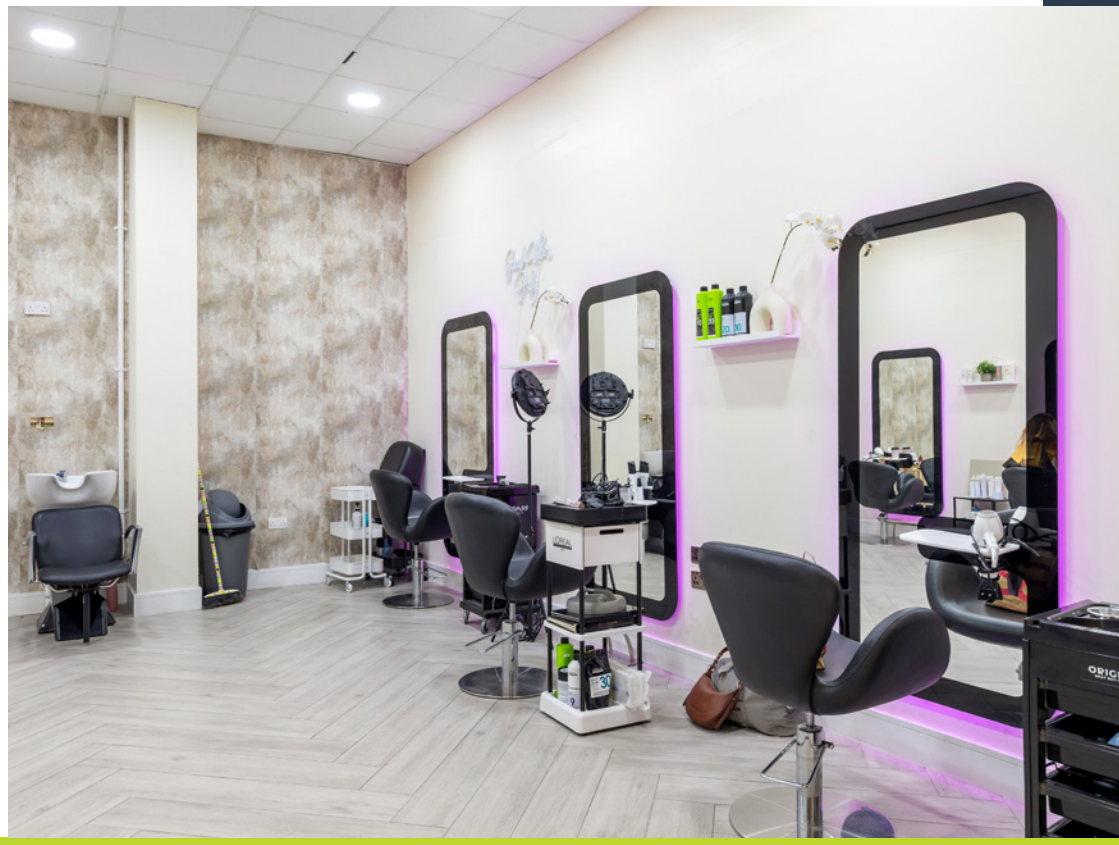
Description

The property comprises a fully let, two-storey mid-terrace industrial / showroom premises extending to approximately 1,657.92 sq m / 17,847 sq ft GIA.

The accommodation is arranged across ground and first-floor levels and is currently configured to provide a mix of retail, showroom, retail warehousing and ancillary accommodation. The ground floor is largely occupied by a number of tenants, with rear service/delivery access arrangements. The first floor consists of a new lease in its entirety to the Beauty Suite Limited resulting in no vacancies and an increased rent roll.

The property presents as a multi-let investment with an existing income stream and further asset management potential.

The property is currently producing approximately €200,123 per annum, giving interested parties the chance to acquire a prominent retail/warehousing opportunity which is fully let and income producing.



Tenancy Overview

The property is currently multi-let to several occupiers.

The ground-floor accommodation is well let, with occupiers including Fairy Godmother, Halpenny Golf and Jessica Graaf. The entire first floor is let in its entirety to The Beauty Suite Limited under new lease terms at €90,000 per annum, hence eliminating all vacancies from the opportunity.

The leases are generally short-term in nature, which may appeal to investors seeking an income-producing asset with reversionary potential, as well as owner occupiers who may seek access to part or all of the building over time, subject to lease terms and legal advice.

Accommodation Summary

ACCOMMODATION	AREA
Total Accommodation (GIA)	1,657.92 sq m / 17,847 sq ft
Current Passing Rent	€200,123 per annum

Tenancy Schedule

UNIT / AREA	TENANT	AREA (GIA)	LEASE TERM	BREAK OPTION	RENT
Ground Floor Unit 1	Fairy Godmother	218.37 sq m / 2,351 sq ft	4 years 9 months from 1 November 2025	N/A	€36,000 rising to €39,000 p.a. from 1 November 2027
Ground Floor Unit 2	Halpenny Golf	159.84 sq m / 1,721 sq ft	4 years 9 months from 1 May 2025	Break in 18 months and year 3	€26,123 p.a.
Ground Floor Unit 3	Jessica Graaf	411.94 sq m / 4,434 sq ft	4 years 9 months from 15 November 2024	Up to the second year of the term, subject to 3 months' notice	€48,000 rising to €50,000 p.a. in years 3 and 4
First Floor Entire	The Beauty Suite Limited	867.77 sq m / 9,341 sq ft	4 years 9 months (new lease)	N/A	€90,000 p.a.
Total		**1,657.92 sq m / 17,847 sq ft**			**€200,123 p.a.**

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Guide Price

On Application

Auction

For further details please contact the sole selling agent

Title

Understood to be Freehold, subject to confirmation. The selling agent has not been provided with full title documentation and interested parties should rely on their own legal advice.

Zoning

The property is located in an area zoned EE under the South Dublin County Development Plan 2022–2028: "To provide for enterprise and employment related uses."

VAT

TBC

BER B3

Further Information

Viewings are strictly by appointment through the sole selling agent:

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