



BUTTERLY BUSINESS PARK

Artane | D5

Secure investment offering immediate income
growth and further development potential



www.butterlybp.com



Investment Summary

- Butterly Business Park is currently producing a gross rent of c. €1.4 million per annum.
- The park is anchored by three main tenants Lidl, Mr. Price and Centra/Musgrave who between them contribute c. 60% of the overall income.
- The overall property extends to c. 14,865 sq.m. / c. 160,000 sq.ft. on a site of c. 7.4 acres. (3.00 Ha)
- Diverse mix of uses in the Park including retail, leisure, office and storage.
- Vacant units extending to c. 6,500 sq.m. / c. 70,000 sq.ft. which would suit a variety of users.
- The development offers excellent immediate asset management opportunities together with additional development potential.

Please note, this is an investment sale and the tenants are not affected by this sale.



BUTTERLY
BUSINESS
PARK

c. 7.4 Acres
total site area

c. €1.4m c. 160,000 c. 70,000
gross rent per annum approx. sq.ft. of property space on site sq.ft. of property space available



St Anne's Park

Dart Line

Clontarf

Dublin Port

Dublin City

Malahide Road

Artane

M50 & Airport

Artane Shopping Centre



**BUTTERLY
BUSINESS
PARK**

The Location

Butterly Business Park is located in Artane, on the northern side of Kilmore Road opposite Artane Castle Shopping Centre close to the junction with the Malahide Road (R107).

Artane is a vibrant residential area and there is a population in excess of c. 50,000 people within a 3 km radius of Butterly Business Park.

Drive Times

- Within 1 kilometre >> Artane Shopping Centre, Northside Shopping Centre
- Within 2 kilometres >> Beaumont Hospital, Killester Dart Station
- Within 5 kilometres >> M1/M50, Port Tunnel, Croke Park
- Within 8 kilometres >> 3 Arena, Dublin Airport, Dublin City Centre



Property Description

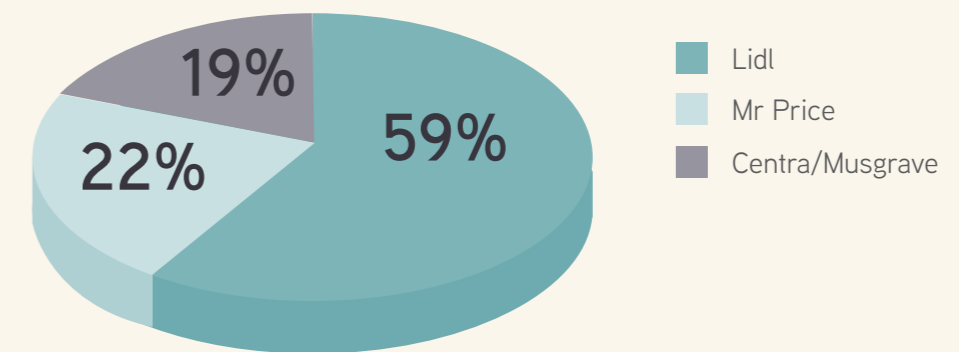
Butterly Business Park is laid out in six blocks, with three main designated parking areas.

Butterly Business Park is a significant mixed use commercial property portfolio with potential to immediately increase the current rental income with refurbishment/redevelopment opportunities through active asset management.

The asset currently generates a total gross rent of c. €1.4 million p.a. and provides an excellent asset management / redevelopment opportunity for intending purchasers.

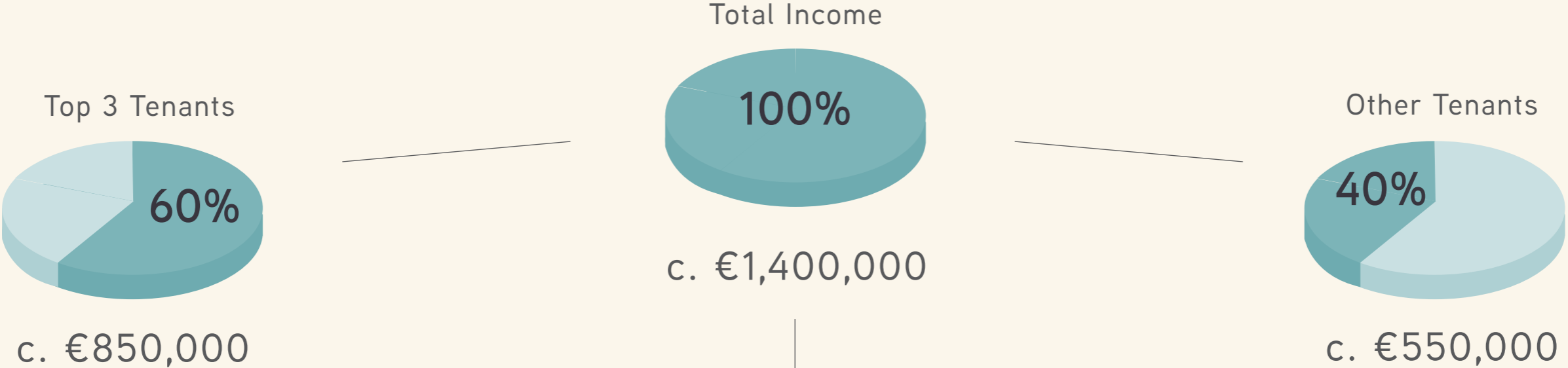
Income Summary

Butterly Business Park currently produces an overall gross income of c. €1.4 million p.a. The following traders represent c. 60% (c. €850,000) of the total rental income for Butterly Business Park. The various income streams are summarised below:



A more thorough breakdown can be seen overleaf.

Income Breakdown at Butterly Business Park



Top 3 Tenants Breakdown

Lidl	59%	€500,000
Mr Price	22%	€185,000
Centra/Musgrave	19%	€165,000
Total	100%	€850,000

Total Tenants By Sector

Retail	63%	€875,000
Centra/Musgrave	16%	€220,000
Food User	6%	€90,000
Storage	5%	€70,000
Leisure	5%	€65,000
Office	4%	€60,000
Mast	1%	€20,000
Total	100%	c. €1,400,000

Other Tenants By Sector

Further information is contained within the full tenancy schedule for the park, which is available through our bespoke data room at:
www.butterlybp.com

Site Layout



Anchor Tenants



Lidl

Size 1,832 sq.m. / 19,719 sq.ft.
Rent €500,000 p.a.
Comment Purpose built flagship store.



Centra/Musgrave

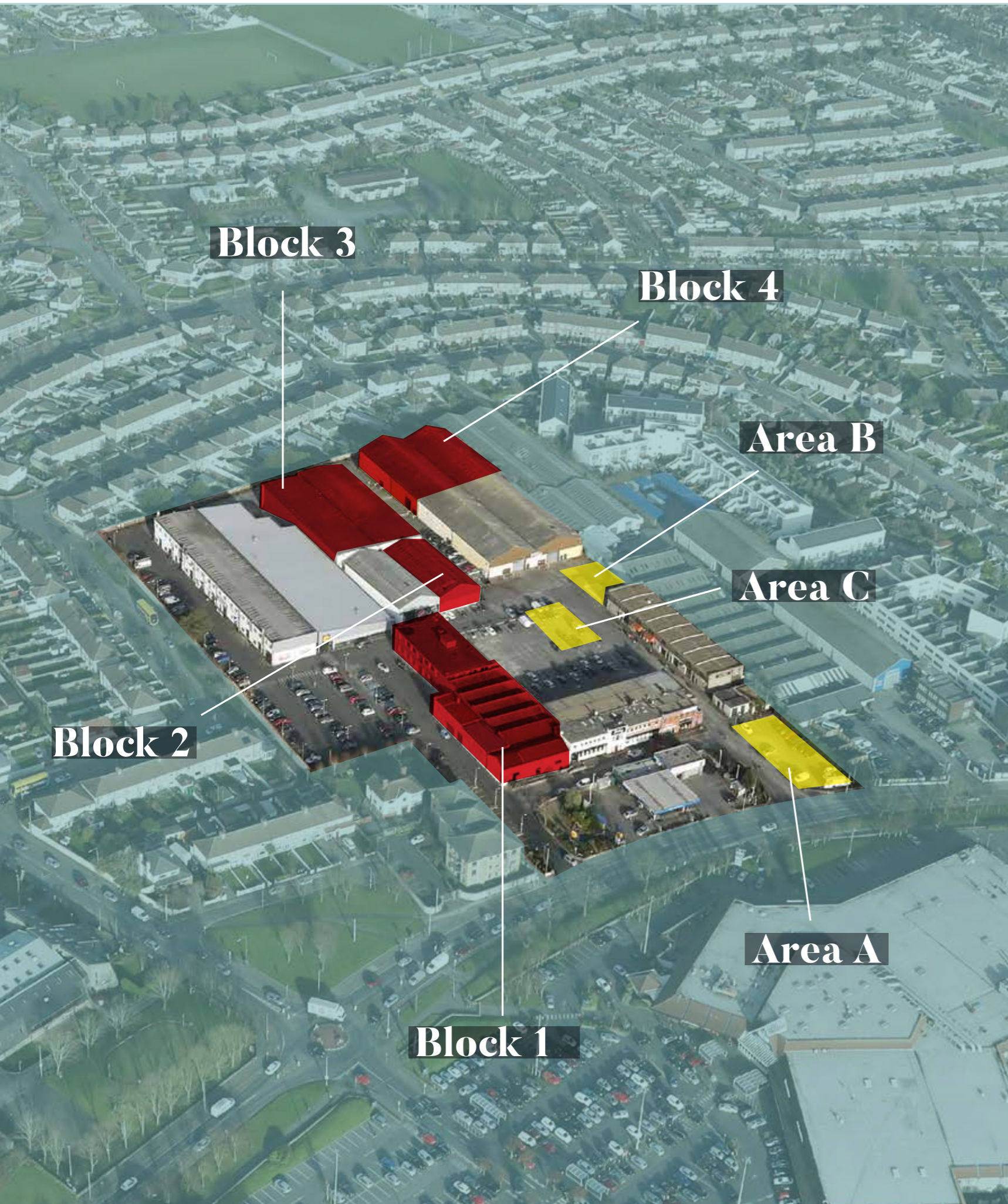
Size 291 sq.m. / 3,137 sq.ft.
Rent €165,000 p.a.*
Comment Currently undergoing a complete refurbishment program to include an extension.

* Please note Rent for Year 1 agreed at €125,000 p.a. rising to €165,000 p.a. from year 2 onwards until the first review.



Mr. Price

Size 1,718 sq.m. / 18,492 sq.ft.
Rent €185,000 p.a.
Comment Largest Mr. Price store in the country.



New Opportunities

Buildings/Areas for Refurbishment (Areas Cleared) (SPP)

Block 1 (Unit 31A-35)

Currently extending to c. 2,090 sq.m. / 22,500 sq.ft.

Ready for refurbishment

Block 2 (Unit 10A)

Currently extending to c. 465 sq.m. / 5,000 sq.ft.

Suitable for retail use (SPP)

Block 3 (Unit 11-18)

Ground Floor c. 1,593 sq.m. / 17,150 sq.ft.
First Floor c. 629 sq.m. / 6,771 sq.ft.
Storage, Mixed Use

Block 4 (Unit 9B)

Warehouse/Storage or Mixed Use
Currently extending to c. 1,467 sq.m. / 15,800 sq.ft.

Areas for Development (SPP)

Area A (Entrance)

Approx. 0.2 acres / 0.08 ha
Potential uses include retail, food and medical centre
Adjacent to Petrol Station Forecourt

Area B (Car Park Area)

Approx. 0.2 acres / 0.08 ha
Part of Central Parking and retail square area

Area C (Adjacent to Unit 7/8)

Approx. 0.1 acres / 0.04 ha
Adjacent to retail terrace and a major anchor

Current Planning Permission

Redevelopment

The development has the benefit of a 10 year planning permission from July 2012 (Planning ref no. 2785/10) for a mixed use development comprising approx. 23,705 sq.m. of non-residential floor space and a total of 178 no. dwelling units (total gross floor space overall of approx. 44,175 sq.m.). Proposed uses include retail, offices, pharmacy, medical centre, crèche, community facility, hotel & open space.

Active Change of Use Permissions

Unit 40 (Change of use to café)

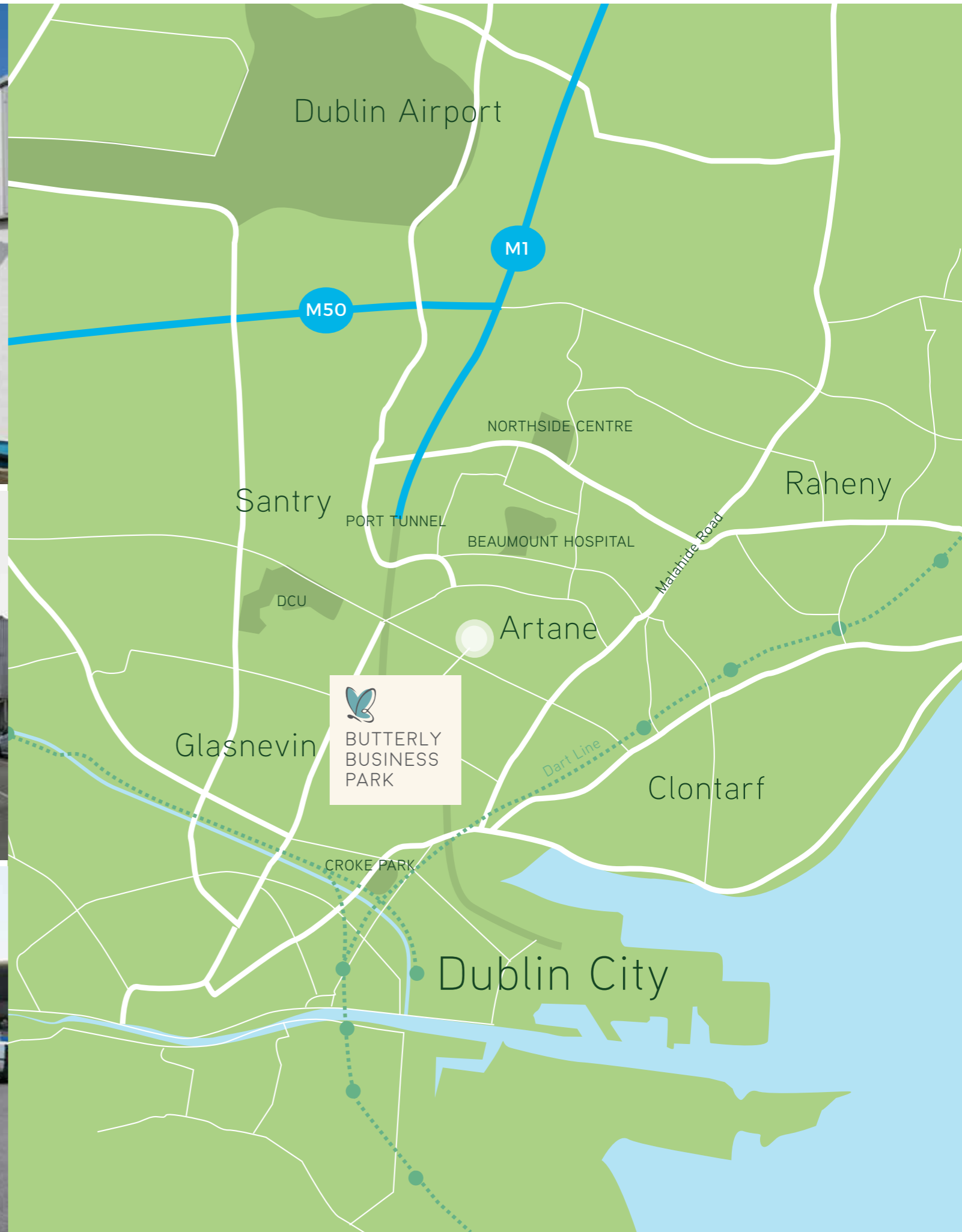
Planning Permission (Ref. No. 2114/19) to change the use of Unit 40 to facilitate the enlargement of The Woodmill Café (unit 37) to have frontage to the retail square.

Unit 41 (Change of use to retail).

Planning Permission (Ref. No. 2155/19) to change the use of Unit 41 to retail use to provide a larger unit for Bombay Bazaar within the park.

Petrol Garage and Forecourt

(extension and refurbishment)
Planning Permission (Ref. No. 2281/19) to carry out extension and refurbishment of the garage and forecourt to include an increased retail area to accommodate the expansion of Centra/Musgrave.



Data Room

A bespoke data room containing legal documents and further information is available at:

www.butterlybp.com

BER

B3-G

All BER certs & advisory reports available from the data room.

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