

SUPERB MIX-USE INVESTMENT

69 MAIN STREET

LUSK, CO. DUBLIN

FOR SALE BY PRIVATE TREATY  
TENANTS NOT AFFECTED

COMPRISING

4

APARTMENTS

4

RETAIL UNITS

AT THE HEART  
OF LUSK,  
CO. DUBLIN



[WWW.69LUSK.COM](http://WWW.69LUSK.COM)

# Investment Summary



Purpose-built  
mixed-use  
development  
comprising

**4** APARTMENTS

**4** RETAIL UNITS



Dedicated car  
parking for  
approx.

**7** CARS

**100%**

fully let at an annual  
contracted income  
in excess of

**€186k**



Long established commercial tenant mix  
to include pharmacy, barber and two  
takeaway restaurants

Commercial  
WAULT to expiry  
of approx.

**9.5** YEARS



Residential units are generously sized and  
highly reversionary, and include three  
one-bedroom and one two-bedroom units,  
all with two bathrooms

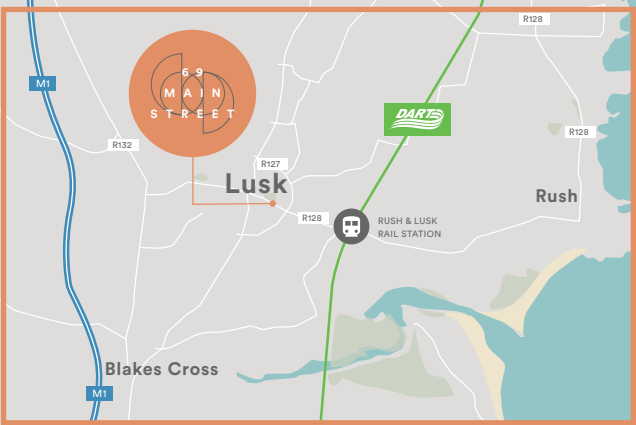
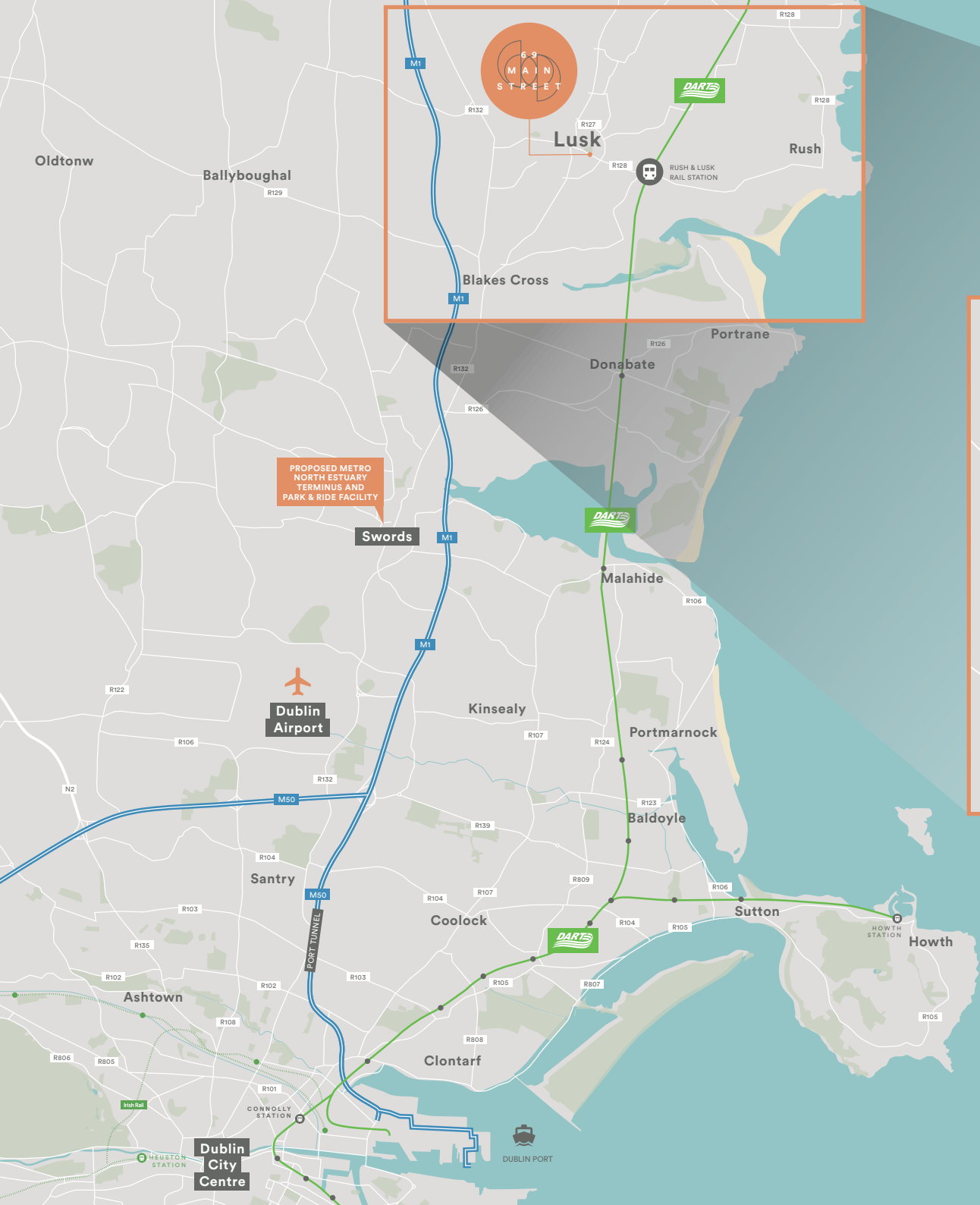
**€2.25 mi**

guide price, generating an  
exceptionally attractive  
8% gross return approx.

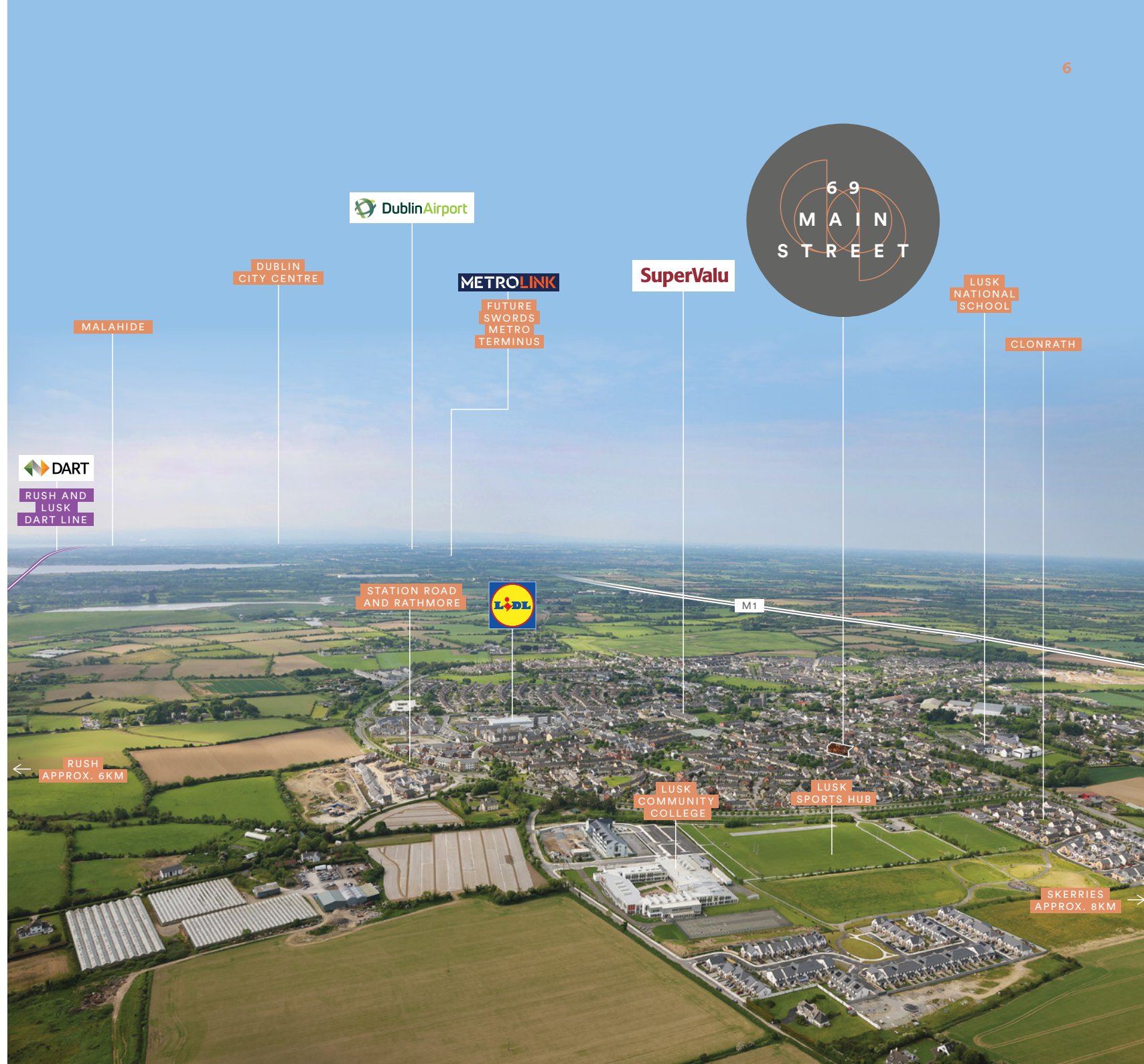


# Location

Lusk is located in an area of natural beauty approx. 20km northeast of Dublin City Centre. The town is fast growing, with numerous recent large residential developments both completed and under construction to include “Lusk Village Quarter”, “Clonrath”, “Rathmore”, “Dun Emer” and “Scholars Walk”. This has also seen the expansion of commercial activity within the town core and the delivery of new schools and educational facilities.



Lusk offers excellent connectivity with Dublin city centre and Dublin Airport for companies and commuters alike.



The picturesque town also benefits hugely from its proximity and accessibility to Dublin Airport (approx. 20 mins drive) and its surrounding industries, providing an easy commute for the very many who are employed there.

North County Dublin also has a long and rich association with farming and horticulture and this is evident by the quality of the surrounding hinterland.



### AMENITIES

The area is rich in amenities with Rush's beaches and coastline within 4km and Skerries Harbour approx. 7km northeast. The area has wide selection of attractions to include sports facilities, golf courses, holiday parks and sailing clubs.

Rush and Lusk Train Station also provides ease of access into the city centre, and

there is good arterial road connectivity to the M1 and onwards to the M50. The combination of access, an abundance of amenities and the capacity for further infrastructure and development underpins the wider catchment to include Lusk, Rush, Skerries and Loughshinny as key population and commercial growth areas for Fingal County Council.

## OVERVIEW

Constructed circa 2008, the purpose-built development comprises two blocks of apartments and retail units. Each block accommodates two retail units and two apartments respectively, with a dedicated rear yard for parking, storage and refuse.

The two storey blocks have been tastefully and sympathetically designed and built, to fit seamlessly into the surrounding streetscape. Original features such as a stone cut wall and feature water pump to the

front of the property have been retained and an attractive cut stone front facade incorporated.

The property sits under a dual pitched timber framed roof with a natural slate covering and section of flat roofing to the rear which accommodates balcony/terraces to first floor residential units to the rear.

The property also incorporates steel reinforced concrete ground and first floors.

# Description







### RETAIL

There are four retail units located at ground floor ranging in size from approx. 784 sq.ft. / 73 sq.m. to approx. 981 sq.ft. / 91 sq.m. All units benefit from traditional fitted shop fronts, WC facilities and rear access.





## RESIDENTIAL

The first-floor apartments are generously sized and well-appointed with fitted kitchens, two WCs/ bathrooms in each unit, double glazed windows and combination of wood and tiled flooring. Each unit also benefits from their own private terrace to the front of each apartment.

Heating is provided by way of gas fired central heating throughout the scheme and there are some ancillary air handling units in sections of the retail portion.





# Schedules

## Schedule of Accommodation ▼

## Tenancy Schedule ▼

UNIT	FLOOR	SQ FT *	SQ M *	TENANT /USE	START DATE	TERM	BREAK - EXPIRY	CONTRACTED RENT (ANNUAL)	
<b>RETAIL</b>									
Retail Unit 1	Ground Floor	785	73	Takeaway/ cafe	01/03/2020	15 years	28/02/2026 - 28/02/2035	€22,200	
Retail Unit 2	Ground Floor	981	91	Pharmacy	06/06/2008	25 years	06/06/2025 - 05/06/2033	€40,000**	
Retail Unit 3	Ground Floor	784	73	Barber Shop	01/02/2023	10 years	31/01/2027 - 31/01/2033	€25,000	
Retail Unit 4	Ground Floor	956	89	Takeaway	01/07/2009	25 years	30/06/2034	€40,000	
<b>RESIDENTIAL</b>									
Apartment 1 1 Bed / 2 WC	First Floor	733	68	1 Bed	21/09/2022	12 months	n/a	€14,808	
Apartment 2 2 Bed / 2 WC	First Floor	888	82	2 Bed	21/10/2022	12 months	n/a	€16,632	
Apartment 3 1 Bed / 2 WC	First Floor	762	71	1 Bed	05/12/2022	12 months	n/a	€15,972	
Apartment 4 1 Bed / Study / 2 WC	First Floor	725	67	1 Bed	06/03/2022	12 months	n/a	€11,952	
<b>CAR PARKING</b>				7 spaces					
<b>TOTAL</b>									€186,564

\*Note all sizes are approximate/indicative and purchasers are to satisfy themselves in this regard.

\*\*Rent currently abated to €34,000 unit 1st June 2025.

6 9 M A I N S T R E E T



LUSK, CO. DUBLIN

#### TITLE

We understand the property benefits from good and marketable Freehold

#### VIEWINGS

By appointment with Sole Agent Knight Frank and by way of 3D MatterPort. Links provided on request and also available at [www.knightfrank.ie/69mainstreetlusk](http://www.knightfrank.ie/69mainstreetlusk)

#### GUIDE PRICING

€2,250,000 exclusive

#### DATA ROOM

[www.69lusk.com](http://www.69lusk.com)

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