



# Information Memorandum

28 O'Connell Street Lower  
Dublin 1



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## 1. Executive Summary

### Proposal

Pension investors, appendix 1, will purchase No 28 O'Connell Street Lower, Dublin 1 which is leased to Xeon Dental Services Limited (trading as Smiles Dental Spa). The property will be purchased by way of unit trust arranged by Wealth Options Trustees Limited and managed by Brian Lohan Auctioneers and Financial Services. The property is a Landmark commercial building in a prime city centre location adjacent to Clerys Department Store and directly opposite the historic GPO building. It is an Edwardian mid-terrace, five storey listed building. Contracted rent is €160,000 per annum with 5 yearly upward only rent reviews. It is let on a 35 year FRI lease from 26th April 2006.



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