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Three
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Six

236 Rathmines Road Lower, Dublin 6

FOR SALE

By way of private treaty | Vacant Possession Restaurant



NB. For identification purposes only

Executive Summary

Vacant possession

Fitted restaurant opportunity

Prime main street location

Extending to approx. 175.76 sq.m. (1,892 sq.ft.)

Suited to investor or owner occupier



NB. For identification purposes only

Location

The property is located on Rathmines Road Lower, 3 km south of Dublin's city centre, in a well-connected area with access to the M50, LUAS, and Dublin Bus. Rathmines is a large residential area on the south side of Dublin with LUAS stations at Ranelagh and Beechwood just a 10-minute walk away.

The immediate catchment area, (within 3km) extends to Ranelagh, Rathmines, Rathgar, Terenure, Donnybrook and Sandymount, and boasts just under 200,000 people. It is located next to the Swan Centre which has parking for in excess of 300 cars.



Amenities include:



Dublin's City Centre **3km**



Luas Green Line **450 meters**



Dublin Bus **5 meters**



Canal **800 meters**



Shopping Centre **48 meters**



Description

This two-storey, semi-detached commercial property is prominently located on the main street in Rathmines. The exterior is well-maintained, featuring a red brick façade on the first floor, a shopfront with roller shutters at ground level, and an overall modern appearance.

Previously used as a restaurant, the building has been fitted to a high standard for that use. The ground floor is laid out to provide a kitchen and seating area while the first floor provides staff facilities customer bathrooms and prep rooms. The property spans approximately 175.76 sq.m. (1,892 sq.ft.), evenly distributed over both floors, and is in good condition throughout.



Two Three Six

Title

Please refer to agent.

Guide Price

€700,000.

VAT

Please refer to agent.

BER



Solicitor

Beauchamps LLP

Iseult Cody

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Viewing

All viewings are strictly by appointment through the sole letting agent QRE Real Estate Advisers.

Agents Details

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