

TO LET

4/5 STONEYBATTER, DUBLIN 7

RESTAURANT / CAFÉ / RETAIL OPPORTUNITY

QRE

REAL ESTATE
ADVISERS



BER EXEMPT

LOCATION

Stoneybatter is a vibrant, densely populated neighbourhood on the northside of Dublin city. It neighbours the well-known Smithfield area and is approximately 1.5kms to the east of Phoenix Park. The subject property is located on the eastern side of the main Stoneybatter (R805) thoroughfare between Brunswick Street North and King Street North and approx. 400m to the north of Ellis Quay.

Surrounding occupiers include a number of well established global and local cuisines, together with Lloyds Pharmacy, Centra, Paddy Power and a number of public houses to include J Walsh & Co and The Glimmer Man. The property adjoins Kuraudo Sushi & Gyoza. The new DIT Grangegorman campus is just 800m from the property will initially host c.10,000 students and 600 staff with this increasing to 20,000 students and 1,300 staff at full capacity. Transport links include numerous Dublin Bus routes, Museum Luas Stop is approx. 650m from the property. The DART is served via Tara Street, approx. 2.4kms to the east.



LUAS



DIT Grangegorman
Campus



Smithfield



Phoenix Park



DESCRIPTION

The subject property comprises of a mid-terrace ground floor retail unit within a mixed-use development. The property comprises of two storeys of apartments overhead. The unit extends to approximately 100 sq.m. (1,076 sq.ft.). The property benefits from restaurant planning (ref 2800/17) and is also suitable to a variety of other uses such as retail, café, takeaway subject to the necessary planning permission.

Internally the property comprises of open plan retail / seating area, together with a divided area to the rear which can facilitate kitchen / WC.

LOCAL AUTHORITY RATES

Approximately €8,228 per annum.

BER

Exempt.

QUOTING RENT

€45,000 per annum.

LEASE TERMS

Available on flexible new lease terms the tenant shall be liable for the local authority rates insurance, in the normal manner.

VIEWING

All viewings are strictly by appointment through the sole letting agent.

CONTACT

For further information please contact:

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Surveyor

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PSRA Registration No. 003587

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