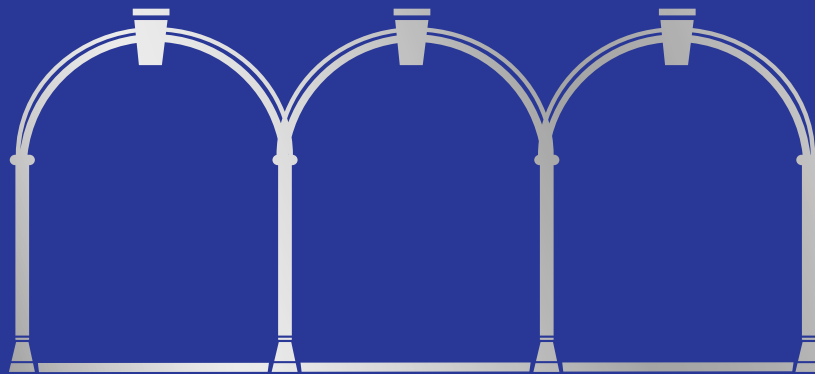


# RESTAURANT/BAR OPPORTUNITY

ST. STEPHEN'S GREEN SHOPPING CENTRE

— DUBLIN 2 —



CONFIDENTIAL STAFF UNAWARE



# KEY POINTS

- **Restaurant/Bar** premises available immediately.
- Outstanding **all day and evening vibrancy and footfall**.
- Encompassing a **street level entrance and basement level** of 4,560 sq.ft.
- Available on a **new long term lease**.



WELL LOCATED WITH EXCEPTIONAL ACCESSIBILITY, AS LUAS STOP, AND GRAFTON STREET ARE POSITIONED IN CLOSE PROXIMITY.

## ACCOMODATION

FLOOR	SQ M	SQ FT
BASEMENT	424	4,560
TOTAL	424	4,560

## LOCATION

The premises is well situated on South King Street, in the core of Dublin City Centre's most prestigious shopping and cultural area.

- Situated next to Grafton Street, Ireland's foremost retail high street, ranked 11th of the Top 30 European shopping streets.
- The premises is easily reachable benefiting from adjacencies to Stephen's Green LUAS stop, along with multistorey car parking catering for over 1,200 spaces.

- The location is serviced by a profusion of public transport links including Dublin Bus, Dublin Bikes, LUAS Cross City and Commuter Train.
- The centre generates a standard footfall of approx. 185,000 shoppers per week (2019).
- Significant retailers in the centre include TK Maxx, Boots, United Colors of Benetton, Best Menswear, The Well, Dunnes Stores and a good mix of national independent brands and international retailers.

## DESCRIPTION

The property is a contemporary styled and purpose-built licensed premises/restaurant venue.

- The basement accommodation comprises of a large restaurant area, along with customer and staff toilets, storage area, a large kitchen and an additional single office / storage space. In addition, there are two fashionable bars located fittingly within the premise.
- The entire property is offered in exceptional condition and extends to a total of 4,560 sq.ft.







## AGENTS



Styne House,  
Upper Hatch Street,  
Dublin 2, Ireland

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## MATTERPORT TOUR

[VIEW THE SPACE](#)

## LICENCES

Full 7-day publican's licence.  
Restaurant certificate.

## SERVICES

All mains services including  
extraction is available to the property.

## TERM

Possession can be granted on a new  
15 year lease from Q1 2022 with 5 year  
rent reviews to market.

## VIEWINGS

By appointment with JLL,  
the sole letting agent.

## RENT:

Guiding €250,000 per annum  
exclusive of property costs

## SERVICE CHARGE

Approx. €29,601 per annum.

## COMMERCIAL RATES

Approx. €41,199 per annum

## INSURANCE

Approx. €2,137 per annum

## BER EPI

549.27 kWh/m²/yr

## BER NUMBER

800702805

## BER RATING

**BER C1 C2**