

TO LET

Restaurant / Cafe Premises

GROUND FLOOR & BASEMENT, 84 THOMAS STREET, DUBLIN 8.

Approx. 132 sq m / 1,421 sq ft



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DESCRIPTION

Vincent Finnegan Commercial is delighted to introduce this great opportunity to rent a cafe / restaurant unit in a prime Dublin location.

Currently trading as The Food Gallery Cafe, the ground floor accommodation includes a very spacious and open plan restaurant seating area with prep areas and bathrooms. The basement consists of kitchens, storage areas and a staff changing room with shower. The unit also allows for seating to the front of the property along the footpath.

The interior decor allows customers to enjoy their meal in a beautiful surrounding of period features such as the protected wooden panels, ceiling coving and chandeliers.



LOCATION

84 Thomas Street is a beautiful example of a period property located in the heart of Dublin 8 opposite the renowned Vicar Street entertainment venue with good accessibility to LUAS and Dublin Bus links. Dublin 8 is an area that is now experiencing a late boom in terms of rejuvenation. Along with being the main thoroughfare to The Guinness Storehouse, which is one of Europe's leading tourist attractions and home to NCAD with almost 2,000 students there are many other exciting developments taking place in the area to heighten both its tourist & student footfall.

- Opening of the Teeling Whiskey Distillery in Newmarket.
- 100 m Iveagh Market redevelopment plan.
- The new Pearse Lyons distillery St James Street Church
- Development of high-density student accommodation in Digital Hub (currently home to c. 80 companies with 900 employees).
- Grangegorman development to bring over 20,000 students to the area.



ACCOMMODATION

Ground Floor	132 SQ. M / 1,421 SQ. FT
Basement:	120 SQ. M / 1,292 SQ. FT

Net Internal
Gross Internal

TO LET

Rent:	POA
Rates Approx.	€8,900 per annum

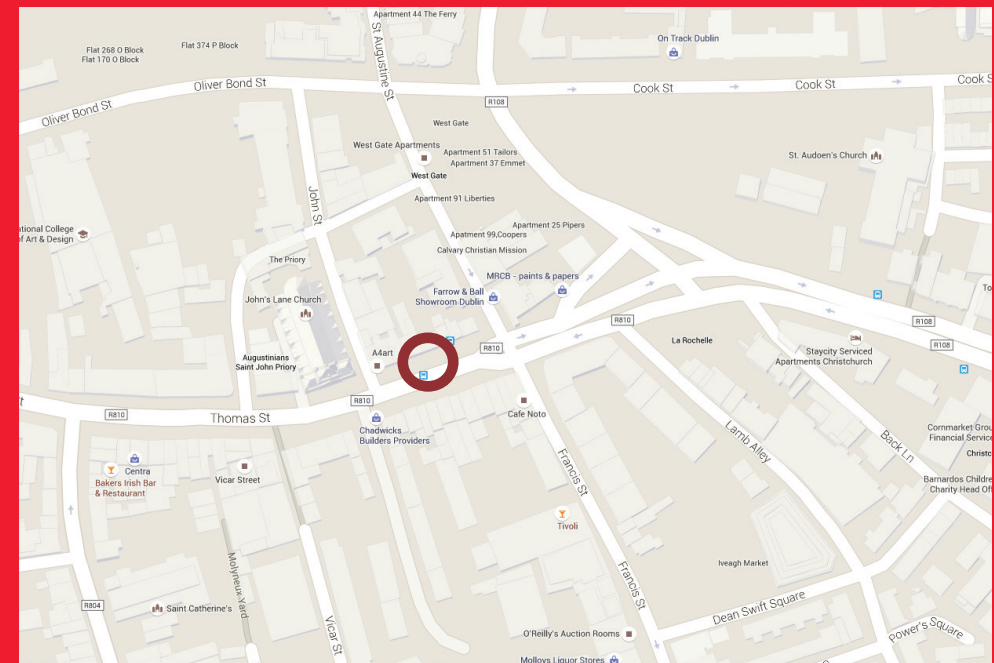
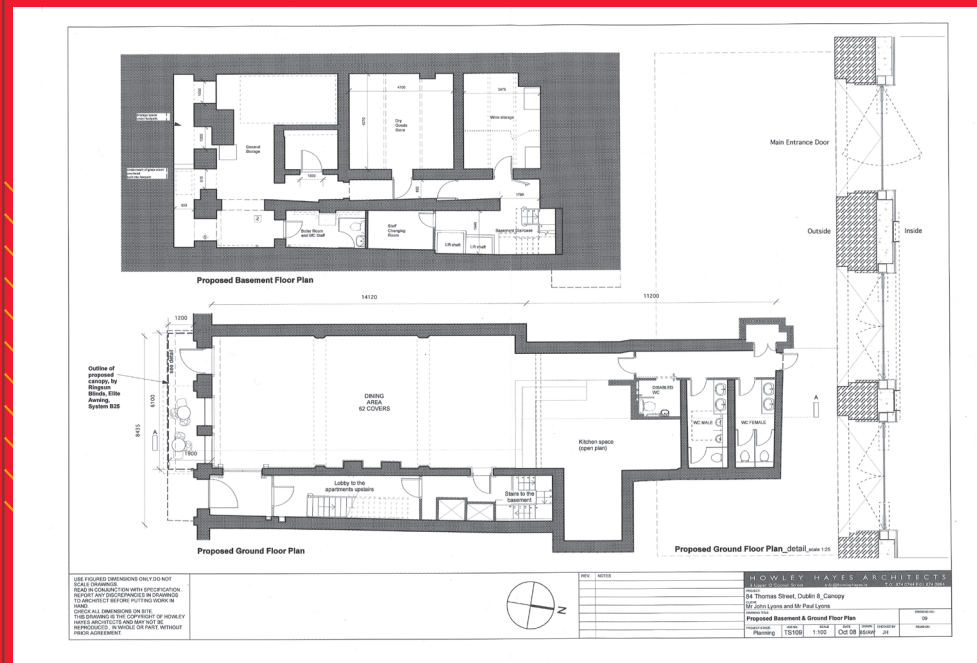
VIEWING

By prior appointment with the sole letting agents.

CONTACT

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