

01 497 9050

**"THE LAB",
NO. 54A THOMAS STREET,
DUBLIN 8, D08 PV25.**



This is the perfect pizza take away or sit in retail property one could ask for. The current owners of the lease have invested a lot of money into it over the years with a fantastic wood burner pizza maker stove. Not only that the entire property has been refurbished with an inviting seating and customer area to the food preparation and cooking areas along with good storage and security monitoring office. The facade of this property is also in good condition making it inviting on every level to step in and enjoy whatever you fancy.



The unit also has a side access making it very useful for staff coming and going if need be. There is also an annual outside seating area in place making for a major increase in covers for any new owner of this leasehold interest. On top of that the incoming commercial tenant will benefit from all the equipment being left in place. Some of these include the upright fridge dishwasher & spray tap, dough machine and drinks fridge all purchased in recent times and in very good working order.

FOR SALE BY PRIVATE TREATY

AMV €85,000



LOCATION

Located in the very heart of Dublin 8 this property sees a lot of passing trade with high footfall numbers making for a healthy and busy trading pitch on every level. The LEASEHOLD INTEREST is for sale (not the Freehold) along with the benefit of all the fixtures and fittings. Thomas Street has seen some major improvement in the last few years and is attracting more tourists than ever and has a youthful and vibrant feel about the area. Thomas Street is also now seeing huge investment on every level making it one of the busiest main streets close to the city centre. Public transport and popular every day destinations are all close by making the "Lab" the perfect location to continue a healthy business that can be built on. Viewing is highly recommended for anyone wanting to take over an excellent opportunity to run their own business. Anyone interested in seeing this property and buying the LEASEHOLD INTEREST please contact us today for a viewing



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A Fantastic Opportunity to Purchase

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ACCOMMODATION:

Zone 1: 2.65m x 5.20m: Eating Area
Zone 2: 2.80m x 2.70m: (includes toilets)
Zone 3: 3.50m (Ave): x 5.75m: (stove area)
Zone 4: 2.70m x 4.30m (max): Prep Area
Zone 5: 2.55m x 2.80m: Back Area, Storage Room & Staff Toilet. Back door delivery access
Entire Gross Internal Area:
(Entire Building): **60.45Sq.m/650Sq.ft**



a Leasehold Interest of a Pizza Restaurant & Takeaway

SPECIAL FEATURES:

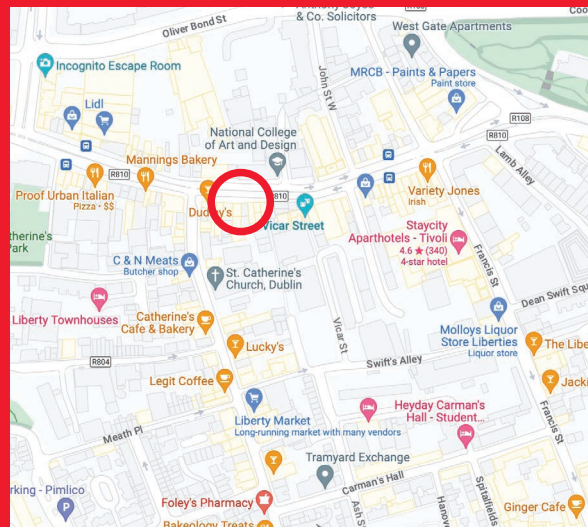
- Dublin City Council Outside Seating Licence
- Very Recently Up-graded and Modernised Retail Unit
- A Youthful and Vibrant Area
- Huge Investment in Thomas Street in recent times making it a busy area
- Excellent Public Transport systems serving the area
- High Level of Covers with additional seating area outside
- Very Good Footfall and Passing Trade Numbers
- High Commercial & Residential Density Area
- 20 year lease from 1st April 2019 (16 year remaining)
- All Furniture, Facilities and Equipment included

LIST OF CONTENTS INCLUDED IN SALE

- Upright fridge & Dishwasher & spray tap
- Dough machine & Drinks fridge
- Glasses, Light fittings, LED lights
- Table & Stools

DIRECTIONS:

The Lab is on Thomas Street and can be got to by simply travelling to Christ Church and heading out of town passing Jurys Hotel on your left hand side and onto High Street passing Lamb Alley & then Francis Street when you arrive onto Thomas Street. No. 54A is on the left hand side between Morgan's Chemist & Tesco Local.



VIEWING:

Strictly by Appointment Only . Contact
MFO The Property Professionals on 01-497
9050 or Marcus O'Connor 087-6788100

AGENTS' OFFICE ADDRESS:

No. 31 Waterloo Road
Ballsbridge,
Dublin 4,

NEGOTIATOR:

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