



For Identification Purposes only

Fontenoy Place, Strand Road, Bray, Co. Wicklow

Landmark Restaurant/Bar/Café

Shell and Core Condition



Landmark Restaurant/Bar/Café with extensive outdoor dining.

DNG Commercial are delighted to bring to market this unique opportunity to acquire a restaurant/bar/café on the site of the former Bray Head Hotel.

DESCRIPTION

Fontenoy Place offers the opportunity to purchase one of Ireland's most scenic Restaurant/Bar/Café opportunities in Ireland with unrivalled views.

The property lends itself to be split into two retail offerings. Occupiers could run a bar/restaurant and also a café either interconnected or self-contained. A sample split is as follows: Bar/Restaurant 360 sq.m. and café 100 sq.m. The property will arrive to market in shell and core condition giving purchasers the ability to fitout the property in their own image.

The property will benefit from a large landscaped outdoor dining area (460 sq.m.) which will boast uninterrupted views of the seafront and Bray Head. The restraint is at the entrance to Bray Head which is an extremely popular walking destination. This will provide the property will ample footfall.

LOCATION

Bray and its seafront are a vibrant neighbourhood which has a lot to offer its residents. The town is home to an array of local shops, cafes and restaurants and other amenities such as numerous sports clubs and sporting amenities including Bray Sailing Club, County Wicklow Lawn Tennis Club, numerous soccer and GAA pitches and a state of the art leisure centre. Not to mention the beautiful coastal walks and the vibrant sea swimming community braving the elements all year round from Bray beach.

TRANSPORT

There are fast and regular transport links serving the town, including the DART with the station only 1km from Fontenoy Place and an excellent Dublin Bus service to Dublin City Centre. The town is also easily accessed via the N11/M11, which links up with the M50 and all major road networks.





Ground Floor



FONTENOY PLACE DEVELOPMENT

The wider Fontenoy Place development comprises a mix of stylish 1, 2, and 3 bed apartments and penthouses, each of which will contain bright and spacious accommodation. Each home will be finished to an exceptional standard, with the highest quality specifications.

BER

Exempt

TITLE

Long Leasehold

GUIDE PRICE

€1,500,000

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG Commercial.

For further information please contact:

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PSL No.

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