



**TURLEY**  
PROPERTY ADVISORS

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**FOR SALE by Private Treaty**

**Unit 3 & 6 / Office Units 1 & 2 Quattiere Bloom, Bloom Lane, Dublin 1.**



DESCRIPTION

Turley Property Advisors are delighted to bring this mixed-use investment property to the market for sale by Private Treaty. This investment opportunity can be split up into 4 components comprising; 1 x restaurant, 1 x café and 2 x office suites.

The restaurant (Unit 3) is currently trading as ‘Enoteca Delle Langhe’ located on the West side of Bloom Lane and comprises a dining area and kitchen to the rear. There are staff rooms and restrooms located to the rear. The unit extends to a total GIA of 81 sq. m. (871.8 sq. ft.). The property is currently enjoying a rent of €37,518 per annum.

The café (Unit 6) is currently trading as ‘Caffe Cagliostro’ which is directly opposite unit 3 and extends to a GIA of 29.7 sq. m. (320 sq. ft.). The café also benefits from a small seating area to the front. The café is generating a rent of €14,478 per annum. There are currently no leases in place.

Suite 1 & Suite 2 are located on the 1st & 2nd floor directly above Wallace’s Taverna on Ormond Quay Lower and extend to approx. 87.32 sq. m. (940 sq. ft.) & 43.6 sq. m. (470 sq. ft.). Both suites are currently vacant. There is a lift servicing all floors.

LOCATION

Quartiere Bloom, Bloom Lane is excellently positioned along Ormond Quay Lower at the junction off the Millennium Bridge. This excellent position is within easy walking distance to all Dublin’s main shopping and nightlife areas including Temple Bar and O’Connell Street. Grafton Street is only a 15 minutes-walk from the property. The property is well serviced by public transport; there is a QBC along the Quays and the Jervis LUAS stops are within 100 metres from the property, which offers transport to The Docks and out to the Western suburbs of the City. Some nearby occupiers include Fitsimmons Hotel, Bunsen Temple Bar, Jervis Shopping Centre as well as numerous other shops and restaurants Dublin City Centre has to offer.

MANAGEMENT COMPANY

Quartiere Bloom Management Company Ltd

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BER: On application  
GUIDE PRICE: €1,280,000

