

TO LET

Unit 4, Holbar House, East Douglas Village, Cork

RESTAURANT OPPORTUNITY





ABOUT THE PROPERTY

Approx. 65 sq m (700 sq ft)

Self-contained restaurant unit with kitchen and toilet facilities.

Convenient location in the heart of Douglas Village with easy access to the South Ring Road network

Neighbouring occupiers include Oak Fire Pizza, BiteSize, Ramen, EBS and East Douglas Village Bar and Restaurant



LOCATION

East Douglas Village is centrally located in the heart of Douglas Village, a prime commercial area, which is approximately 5km South East of Cork City centre. The village is the commercial hub for a number of the surrounding suburbs, such as Rochestown, Passage-West, Grange, Donnybrook, Frankfield and Carrigaline. There are also two shopping centres in Douglas anchored by Dunnes Stores and Tesco with Aldi located close to the property.

DESCRIPTION

The property comprises a self-contained ground floor restaurant which forms part of a larger three-storey mixed-use building. The restaurant is laid out with an open plan seating area to the front and toilets, commercial kitchen and prep area to the rear. The unit extends to approx. 65 sqm (700 Sqft).



East Douglas Village is centrally located in the heart of Douglas Village.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground Floor	Self-contained restaurant unit with commercial kitchen/ prep area, storage area and toilets.	65	700

LEASE

New Lease Available

GUIDE RENT

€30,000 per annum exclusive





Prime commercial area, which is approximately 5km South East of Cork City centre.

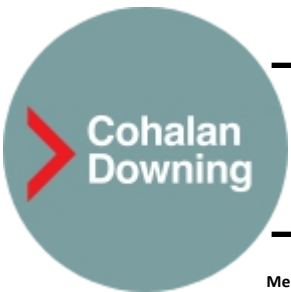
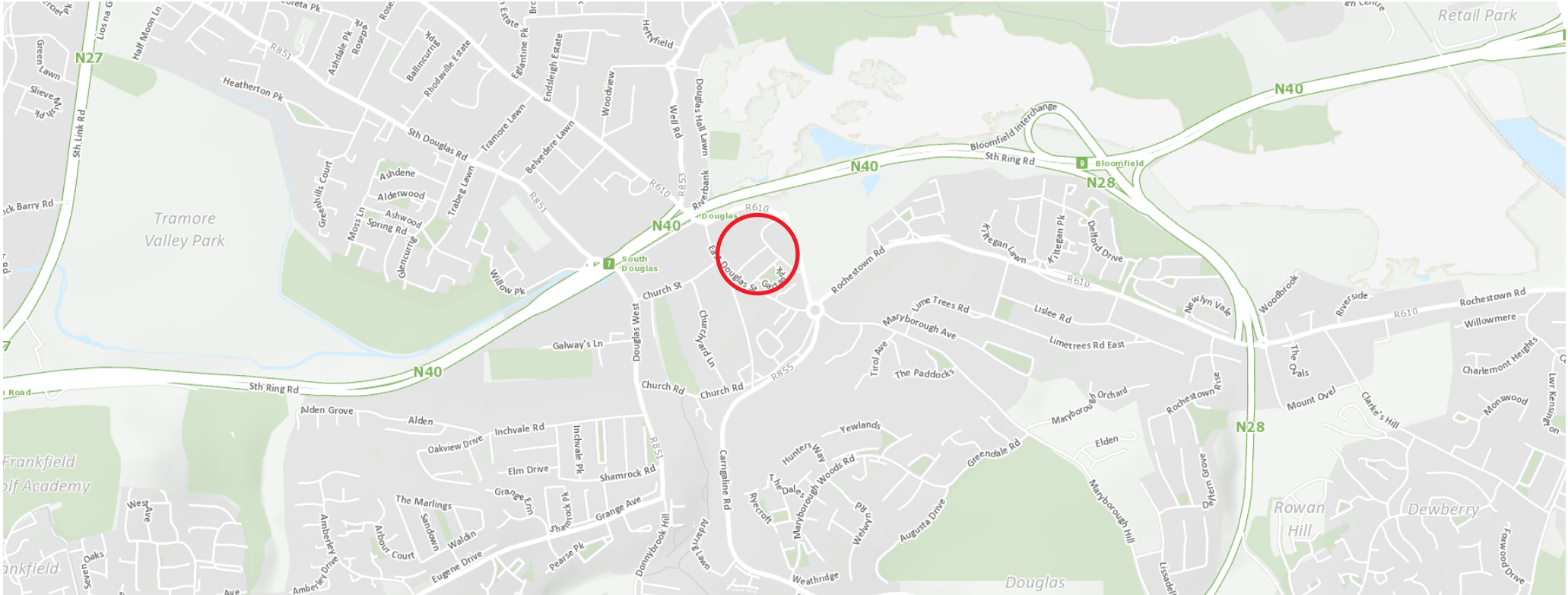
BER INFORMATION

BER D1

BER No: 80077721

EPI: 1095.93 kWh/m2/yr

LOCATION MAP



For Further Information:

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 Viewing Strictly by appointment with the sole letting agent Cohalan Downing.

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