

TO LET

Unit 4, Holbar House, East Douglas Village, Cork

RESTAURANT OPPORTUNITY

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ABOUT THE PROPERTY

Approx. 65 sqm (700 Sqft)

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
Total		65	700

LEASE

New Lease Available

RENT

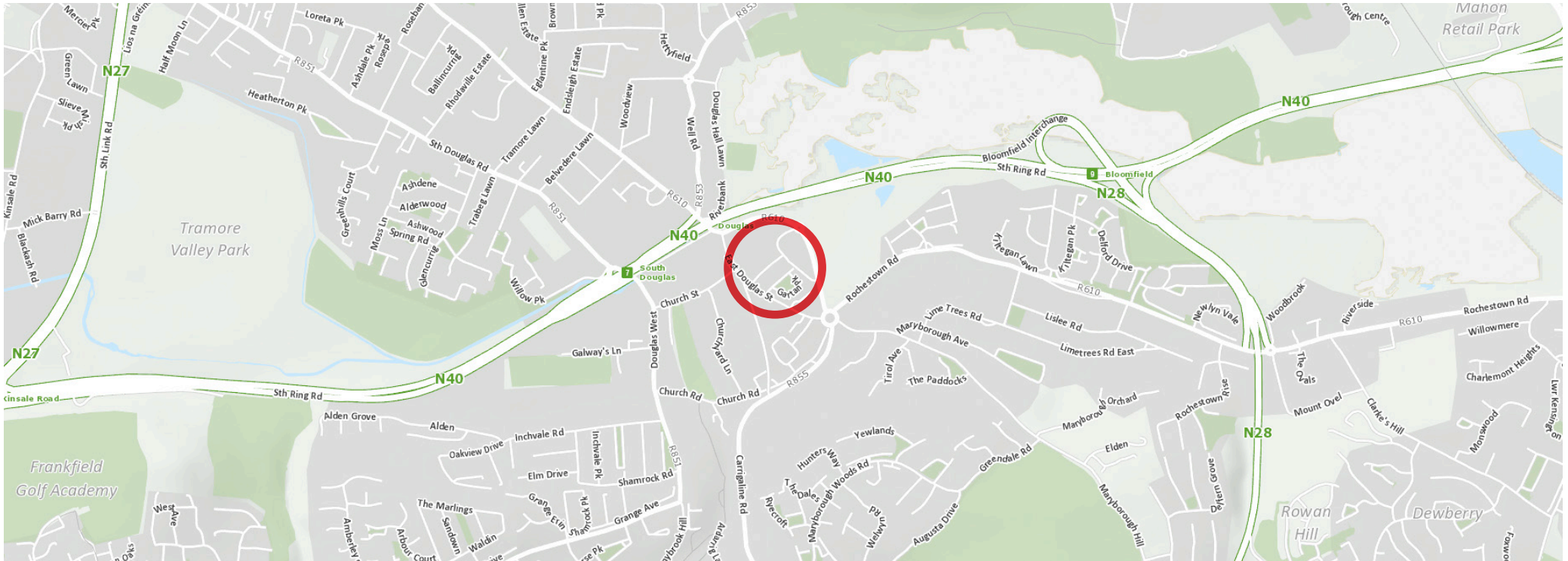
€35,000 pa. excl.





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

LOCATION MAP



BER INFORMATION

BER D1

BER No: 80077721

EPI: 1095.93 kWh/m2/yr

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For further information:

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Strictly by appointment with sole letting agent Lisney Commercial Real Estate

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

