



69 MEATH STREET, Dublin 8

To Let - Restaurant/Takeaway Opportunity



Location

The property is situated on the eastern side of Meath Street on the ground floor of a modern mixed use building. Meath Street is home to a number of well-known markets including the Liberty Markets adjoining the unit; the street connects Thomas Street with The Coombe.

The area has undergone significant redevelopment and has attracted a number of UK and Irish retailers. The immediate vicinity benefits from a number of popular tourist attractions such as the Guinness Storehouse approximately 600m to the west, Teelings Whiskey Distillery approximately 550m to the south and Christ Church Cathedral situated approximately 700m to the east. The famous Vicar Street venue is a short 2 minutes' walk from the property.

The area is well served by public transport with numerous Dublin Bus routes, Dublin bike depots and the red LUAS line.

Description

The subject property comprises of a mid-terrace ground floor retail unit. The unit extends to approximately 120 sq. m (1,292 sq. ft) and is rectangular in shape.

The unit benefits from restaurant/takeaway planning (planning application reference 3725/17); it will be handed over following Landlord sub division works.

Surrounding occupiers include Tasty8 Café, The Liberty Markets, Legit Coffee, Grainger's Pub, Next Door Off Licence, The Glamour Put and Boylesports. Celtrino, the EDI integration & solutions provider have their offices on the first floor of the property.

Local Authority Rates

€5,676 per annum



Quoting Rent

€45,000 per annum

Lease Terms

Available on flexible new lease terms. The tenant shall be liable for the local authority rates and insurance, in the normal manner.

Viewing

All viewings are strictly by appointment through the sole letting agent

BER

BER B3

BER Number: 800468746

BER Advisory: 674.89 kWh/m²/yr.0.89

QRE Contacts

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