



221-223 Rathmines Road Lower

Dublin 6

TO LET – PRIME RESTAURANT / RETAIL OPPORTUNITY





LOCATION

Rathmines is a prosperous South Dublin suburb, situated approximately 3 kilometres from the city centre. The area is well sought after, given its affluent demographic and proximity to Dublin city centre.

The subject property is located in the heart of the village and benefits from two points of frontage, with two double door entrances onto both Wynnefield Road and Rathmines Road Lower.

Rathmines has seen dramatic growth in recent years and is now one of Dublin premier lifestyle and dining destinations.

Notable occupiers nearby include The Stella Theatre, Omniplex, Elephant and Castle, Fallon & Byrne and Swan Shopping Centre.

DESCRIPTION

The premises is a fantastic example of a modern twist on a classic, with the functionality of a cutting edge restaurant with the character of a period premises which sets it apart,

The subject property displays an unbroken linear glazed shopfront with feature dropped sash and French windows to floor and pavement levels. The property retains the original bank lantern sign lighting on both facades, as well as the original bank portico banking hall entrance and lobby.

Internally, the unit features restored original brick walls, with ceiling heights of 3-3.5 metres throughout. The building is fitted out with a click and connect extract system, along with other notable features such as pre-laid beer lines and areas for cold storage.

The property holds Full Planning Permission for a licenced restaurant. The Landlord will also consider high quality retail occupancy.

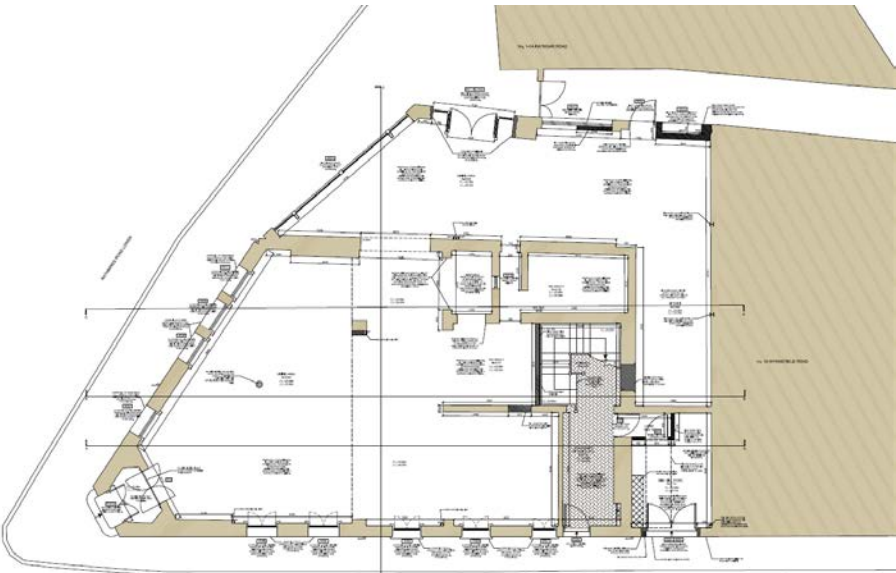
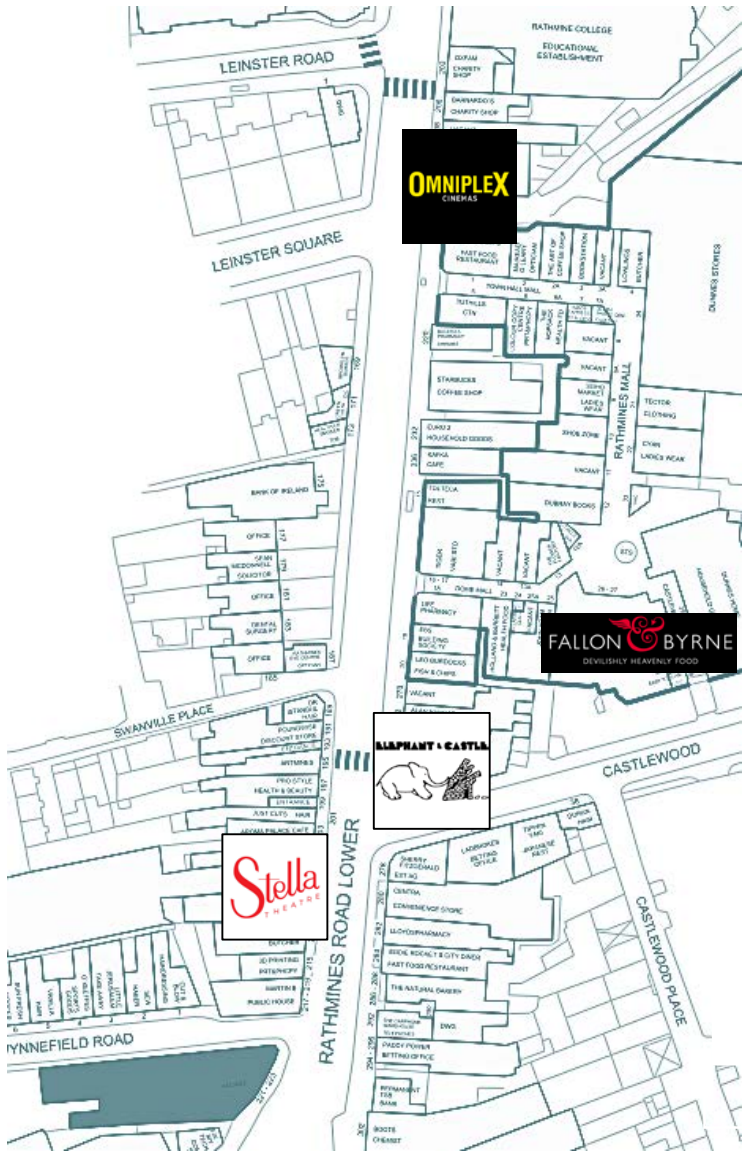
Accommodation Schedule

Floor	Sq Ft	Sq M
Ground	2,669	248

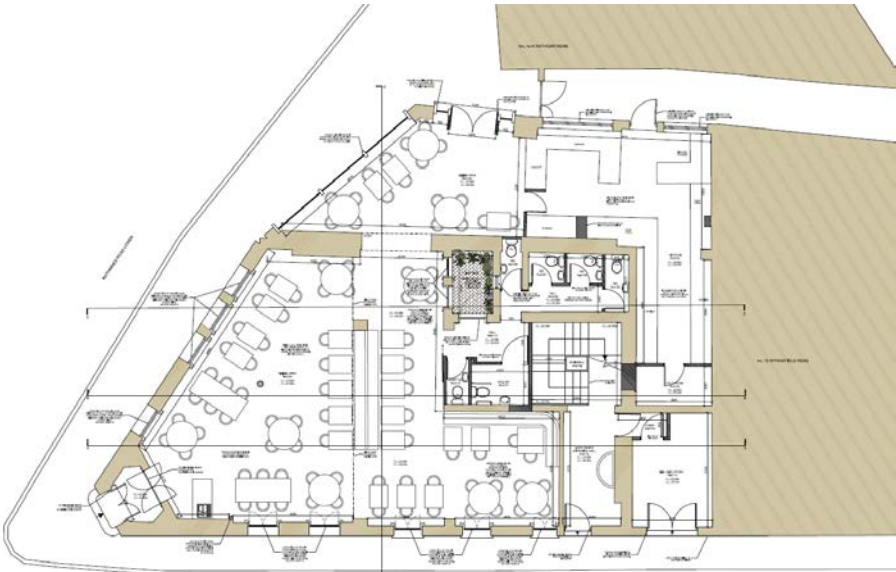
LEASE DETAILS

RENT TBC

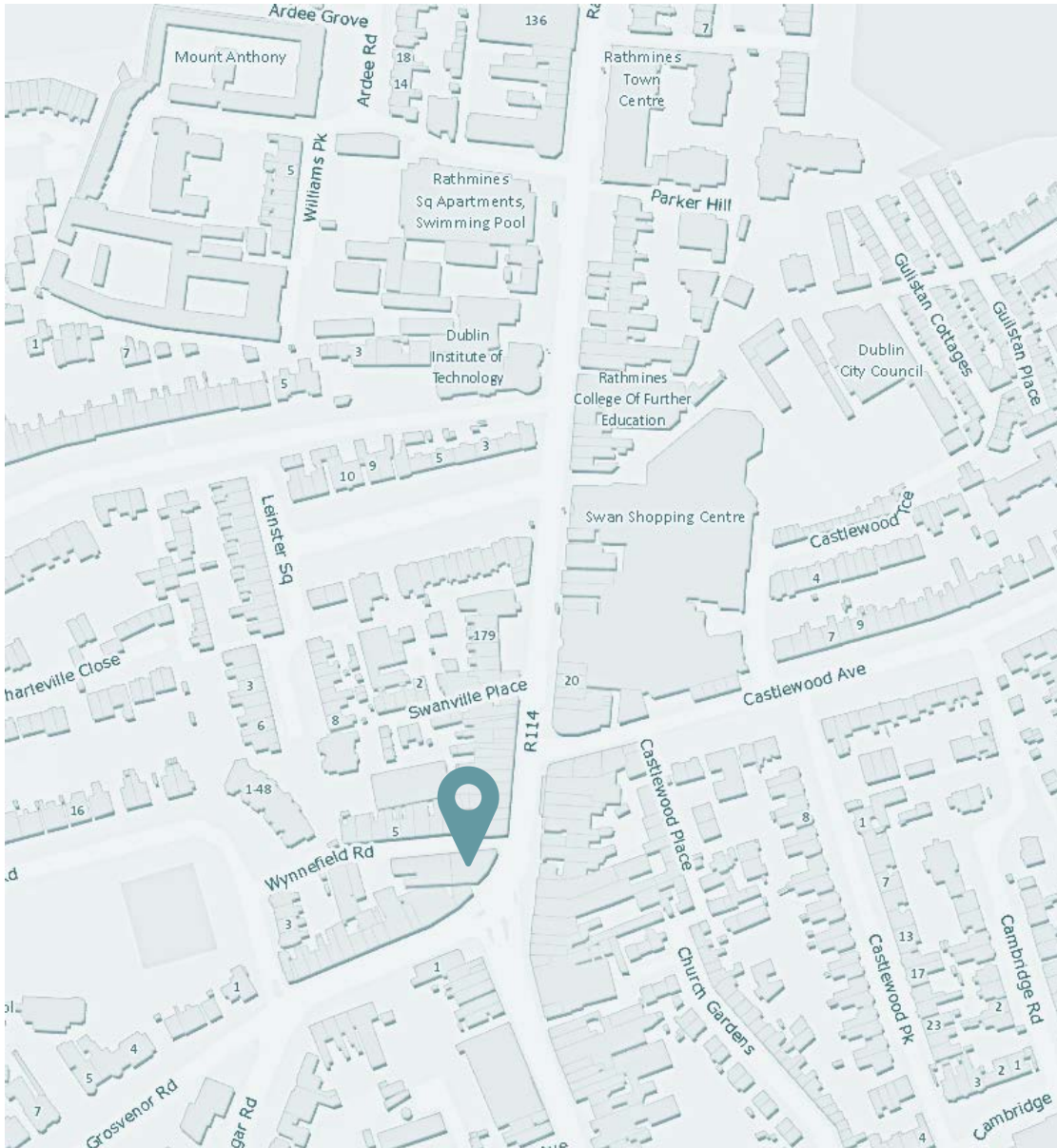
Terms and conditions available on application.



Ground Floor Plan



Sample Layout



LOCATION MAP – For indicative purposes only

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

BER Rating

Available Upon Request.

CONTACT

For further information please contact:

Darragh Cronin

Director

+353 1 618 1331

darragh.cronin@savills.ie

Aisling Joyce

Junior Surveyor

+353 1 618 1702

aisling.joyce@savills.ie



Savills

33 Molesworth Street

Dublin 2

D02 CP04

+353 (1) 618 1300

savills.ie

PSRA No: 002233

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.