



New Good Year Restaurant, Ballyowen Castle Shopping Centre, Lucan, Co. Dublin.

ALL ENQUIRIES

DOUGLAS NEWMAN GOOD
DNG



INVESTMENT OPPORTUNITY

DESCRIPTION

New Good Year Restaurant is located within the Ballyowen Castle Shopping Centre. The property is presented in good condition New Good Restaurant comprises of a first-floor 50-seater restaurant and take away with a large fully fitted commercial kitchen that services both the restaurant and take away. The property extends to c.181 SQM or c. 1,950 SQFT

Located within the business district of Ballyowen Castle Shopping Centre the area has many large scale and smaller businesses operating within this development including LIDL, Penny Hill Gastropub, Eurospar, Dental Care Ireland with. Within close proximity of the N4, N7 & M50 and is on the arterial road linking the N4 & N7. The property also enjoys a large and prominent location. Ballyowen Castle Shopping centre is located within a primarily residential area of Lucan.

The general area of Lucan has seen unprecedented development in recent years and is one of the fastest growing suburbs of West Dublin. The area benefits from its central location as located off the arterial road linking the M4/M7/M50 network. Excellent public transportation links including Dublin Bus and train service at Adamstown.

This high profile restaurant with a prominent location in Ballyowen Castle Shopping Centre with an adjoining 280 space car park within the development.

ACCOMMODATION

The investment opportunity is accessed via private access and staircase to the first floor solely for the use of the restaurant and take away. The takeaway business previously operated as a dedicated order and collection area. There is c.50-seater restaurant and service bar with adjoining ladies and gents restrooms.

The kitchen is fully equipped with a walk-in cold room and freezer with an adjoining dry store area for goods. There also are rear staff room facilities. Access for deliveries are via the main access door to the front of the property.

This is an excellent opportunity for the astute investor to acquire a property in Ballyowen Castle Shopping Centre where future capital appreciation is very likely

FEATURES

- Superb central location.
- Ready to go restaurant and take away business
- Benefit of full vacant possession
- Located within Ballyowen Castle Shopping Center
- Significant opportunity for long term capital growth.
- Excellent transport links, on the doorstep
- Management Charges €15,745 per annum
- Management Agent: Furey Smyth Group
- Commercial Rates for 2022: €10,791





TITLE

We are advised the property is held Freehold.

BER RATING:

BER C1

VAT

Further information is available on request.

VIEWINGS & INSPECTIONS

Strictly by appointment from the sales agent.

GUIDE PRICE

Price on Application

SALES AGENTS

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DNG

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