



To Let

UNIT 7, THE VILLAGE

Stepaside, Dublin 18

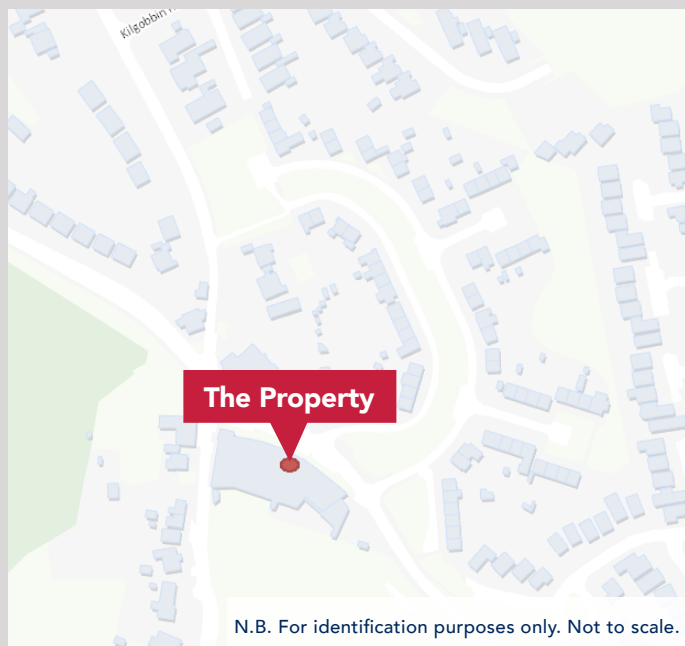
Restaurant/Café/Retail Opportunity

Location

The property is situated on the Enniskerry Road (R117) in the heart of Stepside Village along a parade of shops. Stepside is a densely populated area within South County Dublin, the immediate surrounding area has a population in excess of 38,000 people (as per the Census 2016) which is set to significantly increase upon completion of a number of surrounding residential developments such as Stepside Park and Belarmine Woods.

Stepside is approximately 13km from Dublin City Centre and benefits from its close proximity to the M50 Motorway with exits 14 and 15 approximately 3km to the east. Surrounding occupiers include Mulvey's Pharmacy, Borza's, Quattro Woodfire Pizza, Stepside Eyecare and Centra.

Surrounding residential developments include Sandyford South, Leopardstown Heights, Leopardstown Valley, The Gallops, Kilgobbin, Aikens Village, Belarmine and Kilternan North.



Property Description

The subject unit comprises of a ground floor retail unit within a mixed use development. The unit extends to approximately 112 sq. m (1,206 sq. ft) in total with c. 90 sq. m (969 sq. ft) of retail accommodation and 22 sq. m (237 sq. ft) of storage.

The property is currently fitted out to a high specification as a café, benefitting from a modern style of design. The property adjoins the new Morgan & Macs bar and restaurant. Other occupiers on the parade include Borza's and Quattro Woodfire Pizza.

The area offers a range of amenities and schools including St. Mary's National School at Lambs Cross, Gaelscoil Thaobh Na Coille in Belarmine, St Patrick's National School in Glencullen, Educate Together National School on the Sandyford Road and Rosemont Secondary School. Transport links include a number of bus routes.



Local Authority Rates

TBC

BER



BER No.; 800215493

BER Advisory: 1709.2 kWh/m²/yr 2.78

Quoting Rent

€35,000 per annum

Lease Terms

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

Viewing

All viewings are strictly by appointment through the sole letting agent.

Contact

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Surveyor

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