

REA

GRIMES



TO LET – For Immediate Occupation
Prime location Restaurant on Rush Main Street
120m² / 1291ft² €42,000 per annum plus VAT

The Thatch,
16 Lower Main Street,
Rush,
Co. Dublin

PSRA No. 001417

BER EXEMPT

EBS

DESCRIPTION

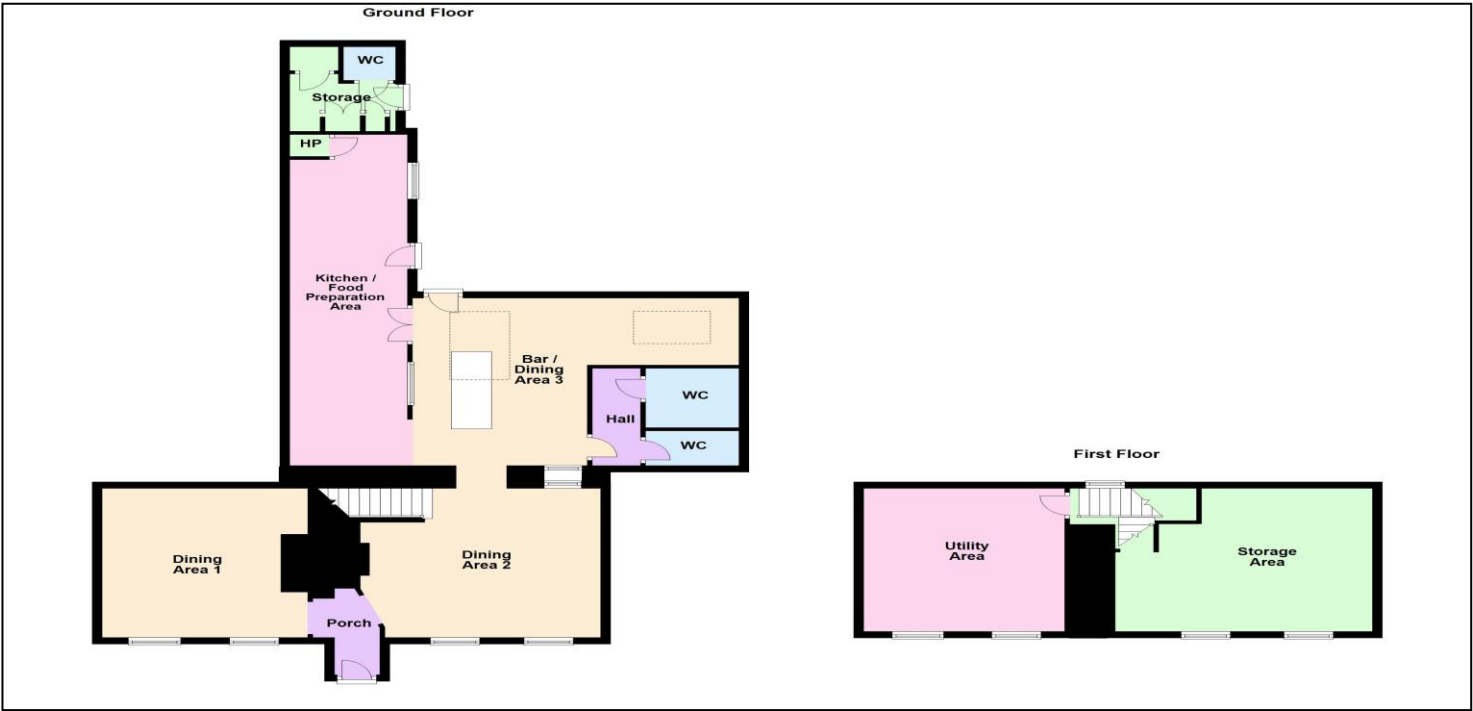
REA Grimes are delighted to bring this prime located Restaurant in the centre of Rush to the market. This fully fitted turnkey Restaurant measures approx. 120 Sqm and consists of 3 separate dining areas with a bar to the rear, fully functioning kitchen with ample storage on the first floor and Ladies & Gents toilets. In walk in condition and ready to trade immediately, the premises are being let fully furnished and equipped.

Rush is a thriving village with beautiful beaches and harbour. Schools, shops, restaurants, bars, Rush has a great selection of them all, and when it comes to sports and leisure pursuits there’s everything from Cricket, Golf, Sailing, GAA and Football to Theatre and Drama. Rush is served by Rush & Lusk Train Station and Dublin Bus and is within easy access of Dublin Airport, M1 Motorway M50 and Dublin City Centre.

Viewing is highly recommended, contact us today to arrange an appointment !

ACCOMMODATION

Dining Area 1: 4.1m x 4.5m	Seats 18, Industrial Wood flooring & Fireplace
Dining Area 2: 4.6m x 4.5m	Seats 16, Industrial Wood flooring & Fireplace
Dining Area 3 & Bar: 6.8m x 5.2m	Seats 16, Industrial Wood flooring with bar to the rear and includes Ladies & Gents toilets
Kitchen: 10.1m x 2.1m	Fully fitted kitchen, cooker, wash up area, under counter freezers, grease trap and rear access to the yard.
Upstairs Dry Storage Area / Office: 4.3m x 4.0m	Metal wall racking for storage and additional fridges



FEATURES

- Newly refurbished fully equipped restaurant
- Rates €2,345 per annum
- Seats 50
- Rear access for deliveries
- Gas mains for Cooking & Heating
- Full alarmed with cameras
- Close to Harbour & Beach
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre
- Served by Rush/Lusk Train Station and Dublin Bus

IMAGES





PRICE

€42,000 per annum plus VAT

VIEWING

By appointment
Dermot Grimes

Please contact us to arranging a viewing.
We are open from 9 am to 5.30 pm Monday to Friday
and by appointment on Saturdays

MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2019 and 31 of December 2019.

2% Back -in-Cash at drawdown means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown.

1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date.

The EBS logo consists of the letters 'EBS' in a white, bold, serif font, centered within a solid red square.

EBS d.a.c. is regulated by the Central Bank of Ireland.

E: alacoque.daly@mail.ebs.ie

E: robert.grimes@mail.ebs.ie

T: (01) 8490129

99 Strand Street, Skerries, Co Dublin

T: (01) 8490129

M. 087-6478049

E: @reagrimes.ie



REA | REAL ESTATE ALLIANCE.IE

Disclaimer: REA Grimes for themselves and for the Vendors or Lessors of the property whose Agents they are give notice that: (i) The particulars set out as a general guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct, but any intending Purchaser or Tenants should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No persons in the employment of REA GRIMES have the authority to make or give representation or warranty whatever in relation to this property.



MyHome.ie