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PSRA Licence No. 001223

Restaurant/Café Opportunity

32 Lower O'Connell Street, Dublin 1. D01 A4X6



High profile restaurant / café premises opposite the GPO.



Prime location on one of Dublin's principal thoroughfares



Ground Floor and Basement c 176.70 sq.m



Available on Long Term lease

Location

32 Lower O'Connell Street occupies a prime trading position directly opposite the GPO and on Dublin's principal thoroughfare. O'Connell Street is of significant relevance accommodating a number of historic buildings including the GPO.

O'Connell Street forms part of the main shopping district on the north side of the river with the nearby Henry Street / Mary Street shopping precinct boasting four department stores including the largest and busiest Penneys (Primark) in Ireland, and the world famous Selfridge owned Arnotts Department Store.

O'Connell Street is home to many international and national retailers including H&M and Decathlon in the recently completed Clerys Redevelopment. Penneys, Easons, Mountain Warehouse, Footlocker, Schuh, Carrolls Gifts and Paddy Wagon are all nearby. McDonalds, KFC, Burger King, Supermacs, Starbucks and Caffè Nero also all have significant representation on the street.

The central location makes it popular with tourist and business travellers as it is well served by numerous bus routes and the Air Coach. The Green and Red Luas lines also intersect on O'Connell Street giving it excellent connectivity to Busaras, Connolly and Heuston Main Line Rail Stations.

There are numerous Hotels in the O'Connell Street area to suit all budgets from The Gresham, Holiday Inn, Madron, Moxy, Motel One and Staycity. Many of Dublin's historic sites are all within easy walking distance including Trinity College and the Guinness Brewery at St James Gate.

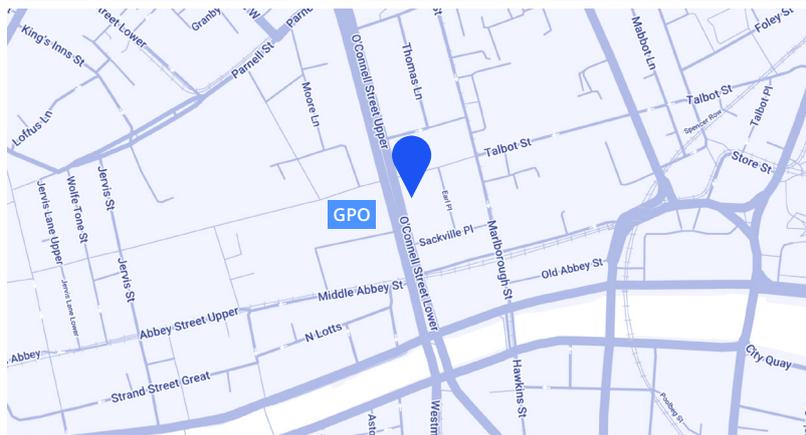
The premises comprises the Ground floor and Basement only within this four storey over basement commercial building. The premises is laid out to provide a largely open plan seating area and servery at ground level, with staff toilets, stores and kitchen at basement level. The premises also has the benefit of a rear access / exit which opens onto North Earl Street.

The premises has been trading as a café for the last number of years but previously traded as a Kebab house and Italian Diner.

ACCOMMODATION

Floor Area	Sq.ft	Sq.m
Ground Floor	1,201	111.67
Basement	699	65.03
Total	1,900	176.70

Interested parties are advised to verify floor areas by on site measurement.



COMMERCIAL RATES

The current local authority rates for 2025 are €15,481.80

TERMS

The premises is available on a new long term lease incorporating rent reviews at five year intervals to open market level. The incoming tenant will also be responsible for payment of landlord's insurances and local authority rates.

RENT

We are quoting a rent of €110,000 per annum exclusive

VIEWING

Strictly and only by appointment through the sole letting agents.

BER EXEMPT

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