

17 Crown Alley, Dublin 2

Restaurant / Café Opportunity

To Let



- High profile corner premises.
- Pivotal location in Temple Bar beside Central Bank
- Full Planning Permission for Restaurant / Café
- Ground Floor and Basement c 152 sq.m
- Available on New Long Term lease
- Immediate Occupation

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Location

17 Crown Alley occupies a prominent position in the heart of Temple Bar in Dublin City Centre. Crown Alley is a well-established retail and restaurant street, and the Eager Beaver clothing store have traded from this particular location for over 32 years.

Crown Alley is pedestrianised during the day but is a major thoroughfare with a large volume of pedestrians passing between Dame Street and Merchant's Arch, and as such, benefits from a high level of footfall. Dublin City Council propose full pedestrianisation of Crown Alley in the near future.

Crown Alley is an important route linking the principal shopping districts of Henry Street / O'Connell Street, to Grafton Street, and St Stephen's Green.

The surrounding areas of Temple Bar offer a wide variety of retail, cafés and restaurants and is one of Dublin's most popular destinations for tourism and leisure. Neighbouring popular bars and restaurants include the Vintage Cocktail Club, Bad Ass, Cafe FX Buckley, and Elephant & Castle.

Hines were recently granted Planning permission for the former Central bank, which will see parts of the building and Plaza being converted into a number of large restaurants and cafés; will redefine this zone and will create a new foodie destination in Dublin.

Description

The property is located on the north side of Cope Street at its intersection with Crown Alley; directly to the rear of the Central Bank and within Temple Bar. The premises being offered to the market comprise the Ground floor and Basement with a modern four storey over basement building. There are five apartments on the upper floors.

Accommodation

Floor Area	Sq.ft	Sq.m
Ground Floor	844.1	78.42
Basement	795.67	73.92
Total	1,639.77	152.34

Intending occupiers are advised to verify all floor areas and undertake their own due diligence.

Planning Permission

Planning was recently granted by An Bord Pleanala Reference Number ABP 300331-17 for a change of use from Retail to "licensed restaurant / Café Bar". A copy of the planning decision and a full suite of plans are available on request.

Commercial Rates

The current local authority rates for 2018 are €10,010.

Terms

The premises is available on a new 20 year 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.

Rent

We are quoting a rent of €120,000 per annum exclusive

BER

BER C1

BER no: 800640724

Energy Performance Indicator: 620.47 kWh/m²/yr

Viewing

Strictly and only by appointment through the sole letting agents.

