

For Sale – 39 Main Street (The former Castle Inn), Rathfarnham, Dublin 14

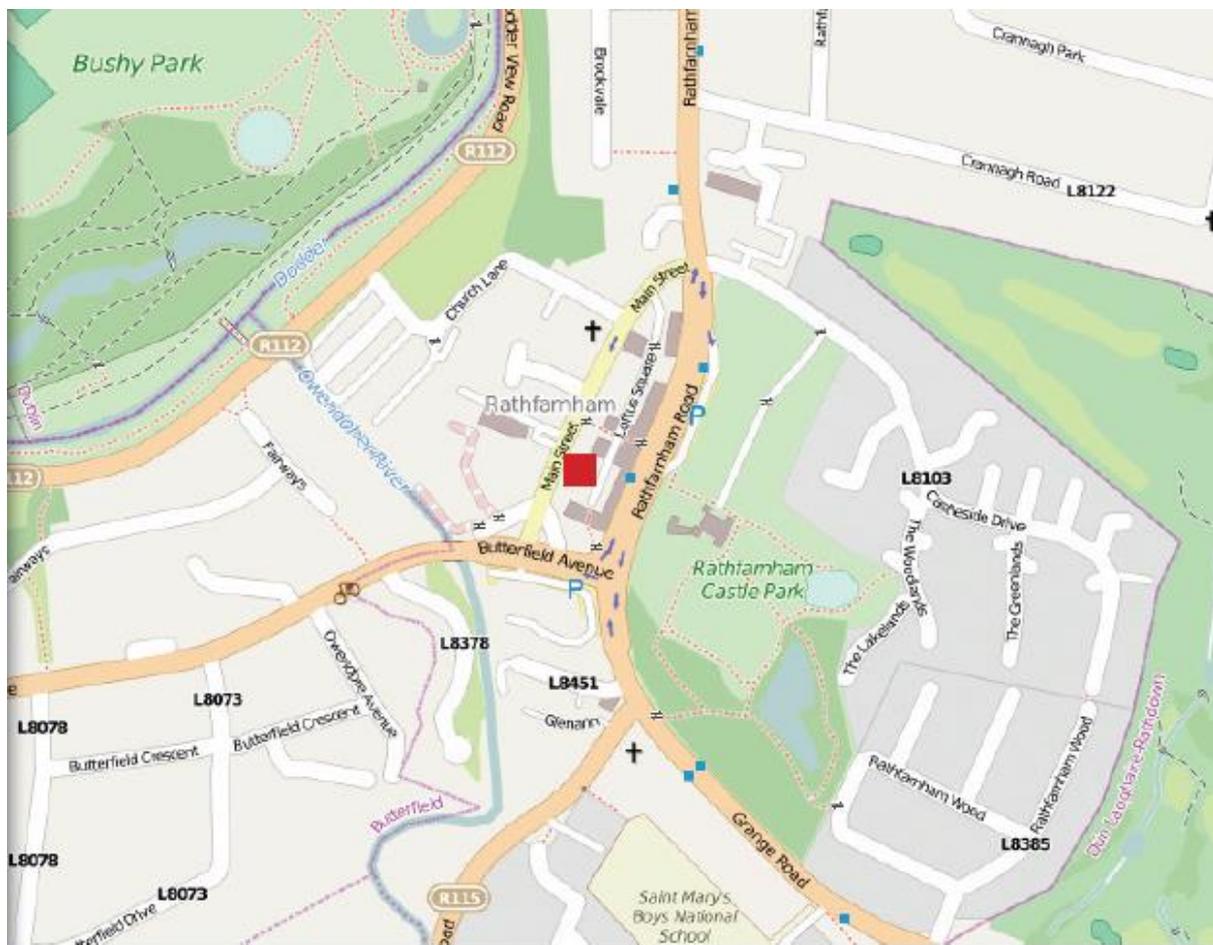
Restaurant/Café/Retail Opportunity



Location

The Castle Inn is located on Main Street, in the heart of Rathfarnham Village, Dublin 14. Rathfarnham is a densely populated and affluent suburb of Dublin and together with the adjoining suburbs of Rathgar, Terenure and Templeogue has a combined population in excess of 77,000 people.

The Castle Inn is close to the historic Rathfarnham Castle which has undergone extensive refurbishment and is a significant tourist attraction in the locality. Rathfarnham Village, which has been bypassed for many years, comprises a thoroughfare of local shops with private residences and apartments close by. As a result the village has a very relaxed and tranquil atmosphere.



For identification purposes only

Description

39 Main Street comprises a substantial mid terrace two storey over basement building which formerly traded as the 'Castle Inn'. The property extends to approximately 447 sq.m. (4,811 sq.ft.) in total. The property has been remodelled extensively in recent years and briefly comprises ground floor public bar, lounge bar with raised seating area and feature curved window, first floor restaurant, catering kitchen and mezzanine seating area while in the basement there is a large cellar and cold room. There are staff rooms and an office in an attic area.

The property, is fitted out in a traditional style with extensive use of pine and stone finishes and would require some refurbishment /re-decoration prior to re-opening.

The property is suitable for occupation by restaurant, café, retail and leisure users and can potentially be subdivided subject to planning permission.

Schedule of Accommodation		
Ground Floor	SQ.M.	SQ.FT.
Bar	101.2	1089
Lounge	98.3	1058
First Floor		
Bar/Restaurant/Function Room	140.9	1517
Kitchen	25.7	277
Second Floor		
Attic Area	27	291
Basement		
Storage/Cold Room	53.8	579
Total*	446.9	4810

**Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence*

Licence

A seven day liquor licence attaches to the property.

Local Authority Rates

Approximately €16,711 p.a.

BER

BER: E1

BER Number: 800328577

BER Advisory: 1151.06kWh/m²/yr2.09

**Guide Price**

€800,000.

Rates

Approximately €16,711 per annum

Viewing

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

For further information please contact:

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Surveyor

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PSRA Registration No. 001798

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