



TO LET

1 CAPEL STREET / 1 ORMOND QUAY LOWER

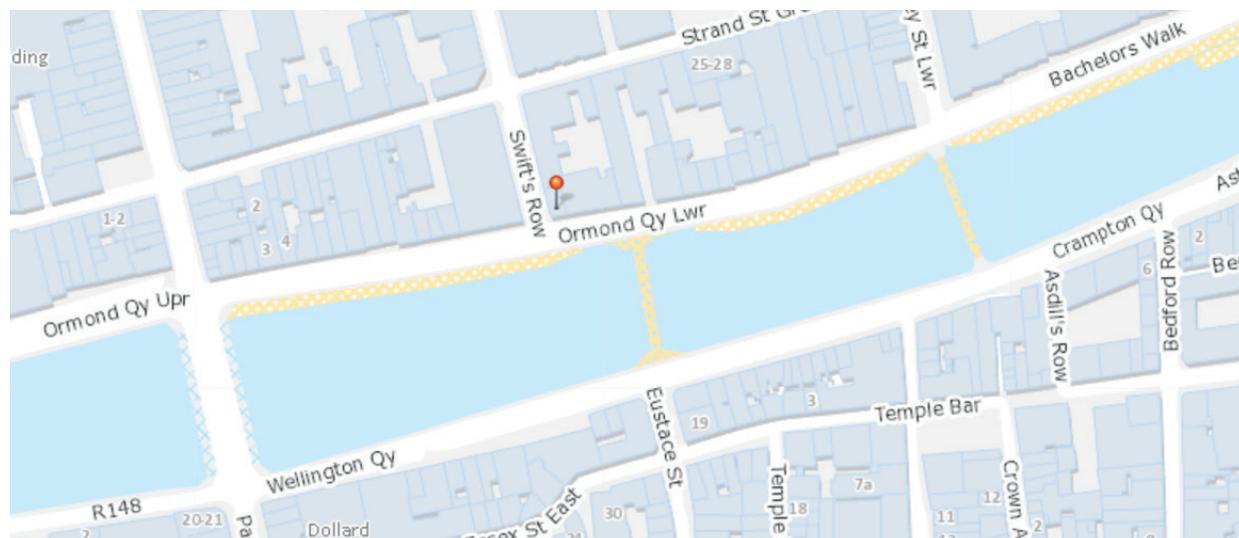
CAFÉ / RETAIL OPPORTUNITY

BER EXEMPT

LOCATION

The subject property is situated on the corner of Capel Street and Ormond Quay Lower in the heart of the city centre, with excellent profile onto the quays. Capel Street is a well-known hub for a number of restaurants, bar and shops. The property is opposite Grattan Bridge, benefitting from a large volume of footfall and traffic.

Surrounding occupiers include a host of shops, bars, and offices, together with a number of residential developments. Transport links include the Red LUAS Line which is a short walk from the property, together numerous Dublin Bus routes, Dublin Bikes and Heuston Railway Station.



DESCRIPTION

The subject property comprises a ground floor & basement café unit extending to approx. 61.5 sq.m. (662 sq.ft.) NIA together with a rear yard extending to approximately 15.6 sq.m. (168 sq.ft.). The ground floor extends to approximately 21.9 sq.m. (236 sq.ft.) and the basement extends to approximately 39.6 sq.m. (426 sq.ft.). The property adjoins a solicitor's firm. Internally the property comprises an open plan area on the ground floor to facilitate a coffee counter, the basement comprises of a seating area, cold food prep area and two WCs.



LOCAL AUTHORITY RATES

Not as yet rated.

BER

BER EXEMPT

QUOTING RENT

€35,000 per annum.

LEASE TERMS

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

VIEWING

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

AGENT DETAILS

For further information please contact:

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PSRA Registration No. 003587

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