



5 SANDYMOUNT GREEN, SANDYMOUNT, DUBLIN 4

## Location

The property is situated within a prominent position facing Sandymount Green in the heart of Sandymount. The unit is located on the ground floor of a two storey modern mid terrace property.

Sandymount is an affluent seaside suburb with a number of local amenities. It benefits from being highly accessible, with Sandymount DART approximately 700m to the west, there is a number of Dublin Bus routes in the area, and Strand Road is situated approx. 300m to the east.

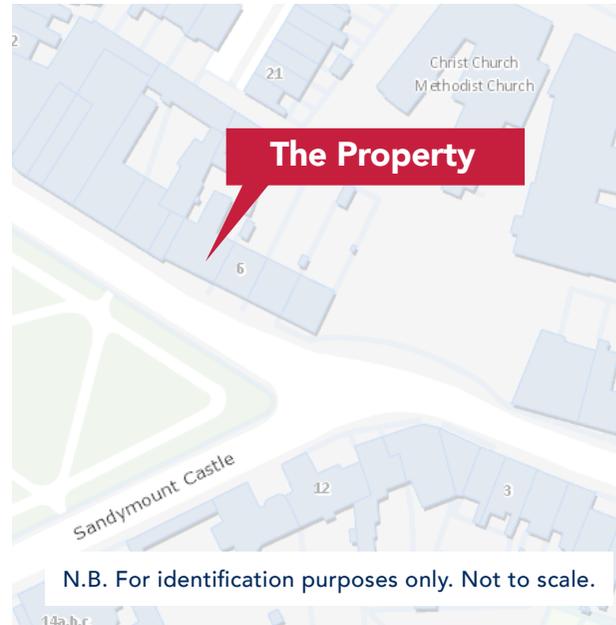
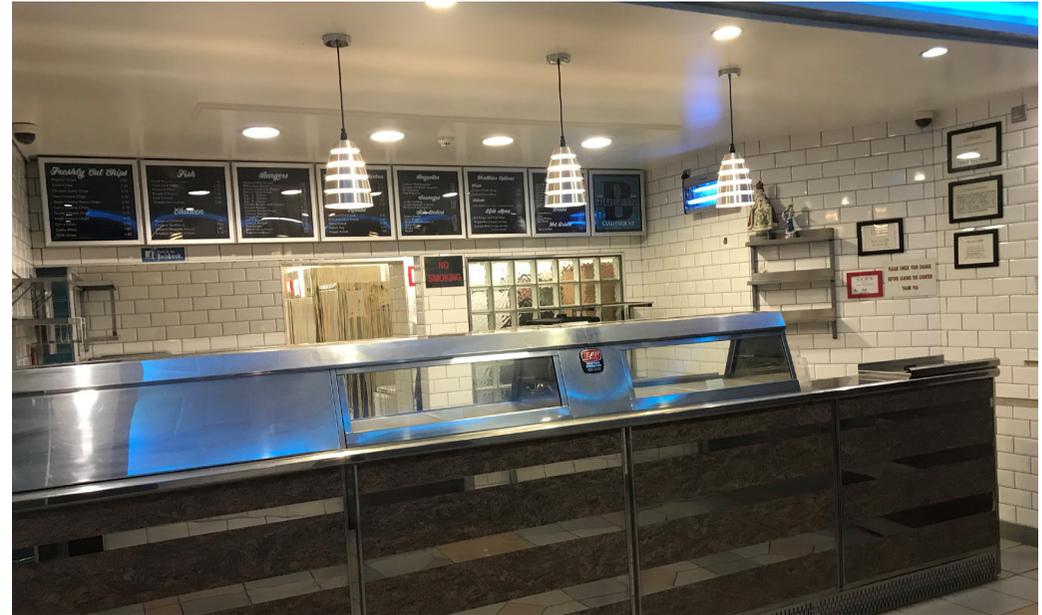
Surrounding occupiers include Bujo, Mira Mira, Sandymount House, Gobbler's Wardrobe, The Butler's Pantry, Pete's Restaurant.

## Property Description

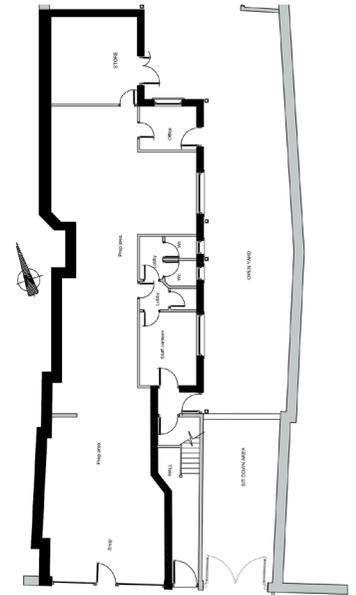
The subject unit comprises of a ground floor takeaway unit. The unit extends to approximately 134 sq. m (1,438 sq. ft) in total.

The property is fitted out to a high standard throughout.

Internally the property comprises of a counter area, large kitchen area, ancillary preparation and storage & WC.



N.B. For identification purposes only. Not to scale.



To Let

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### Local Authority Rates

Approximately €4,609 per annum

### BER



BER no: 800724080

EPI: 461 kWh/m<sup>2</sup>/yr1.82

### Quoting Rent

€80,000 per annum

### Key Money

Quoting price and full list of fixtures of fittings available upon request.

### Lease Terms

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

### Viewing

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

### QRE Contact

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PSRA Registration No. 003587

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