



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.

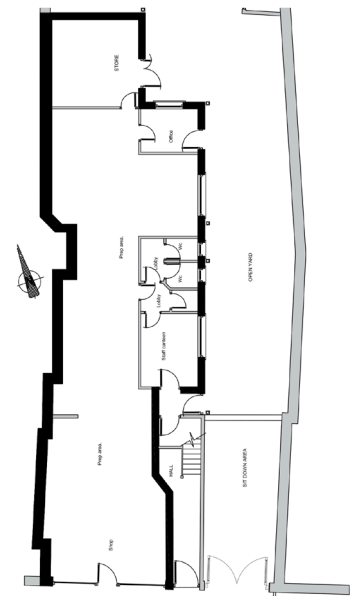
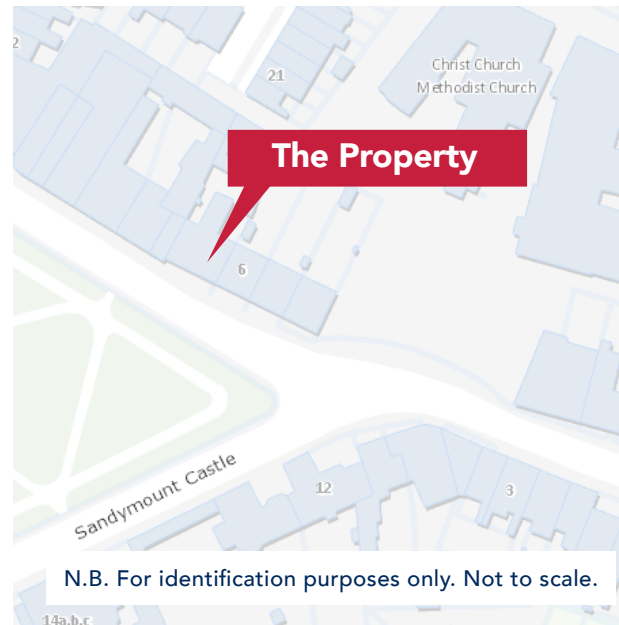
Surrounding occupiers include Bujo, Mira Mira, Sandymount House, Gobbler's Wardrobe, The Butler's Pantry, Pete's Restaurant.

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.



To Let

5 SANDYMOUNT GREEN, SANDYMOUNT, DUBLIN 4

Local Authority Rates

Approximately €4,609 per annum

BER

BER no: 800724080

EPI: 461 kWh/m²/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

Jenny Donnelly MRICS MSCSI

jenny.donnelly@qre.ie

T: + (0) 1 637 5555



PSRA Registration No. 003587

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.