

TO LET

70 UPPER GEORGES STREET

DUN LAOGHAIRE CO. DUBLIN A96 X3H9

€40,000 pa



**Tom
O'Higgins**
ESTATE AGENT

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70 UPPER GEORGES STREET, DUN LAOGHAIRE

CAFÉ / RETAIL

TO LET @ €40,000 PER ANNUM

A Café/Retail opportunity situated on Upper Georges Street, Dun Laoghaire, in close proximity to the Peoples Park, the recently redeveloped Baths and seafront carrying a strong footfall and bringing a good passing trade.

Numerous Dublin buses stop directly outside and Sandycove and Glashule Dart Station is less than 0.3km away.

The premises comprises a split-level café at street level with an elevated seating area and customer w.c.'s. The kitchen, large storage area and staff w.c.'s are situated below. There is a delivery access to the rear off Park Road.

FEATURES

- High profile location.
- Strong footfall and passing trade.
- Rear access.
- 1 Parking space
- Convenient to Bus and Dart.

RENT

€40,000 per annum exclusive of rates & insurance.

RATES

Rateable value €33,400

Dlrcoco multiplier 2023 0.1801

Liability 2023 = **€6,015**

BER

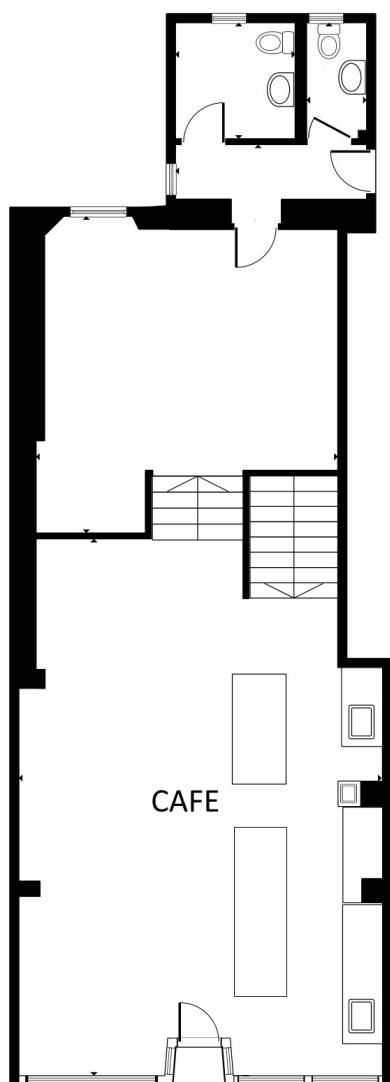
C2 No.800950529 478.35 kWh/m²/yr



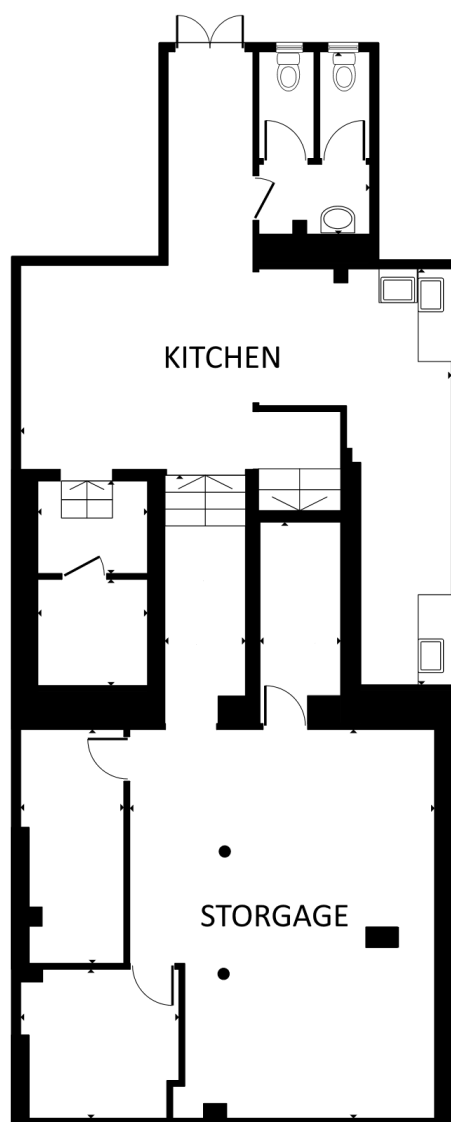
ACCOMMODATION

Street Level – Retail approx. 94sqm

Lower Level – Kitchen / storage approx. 125sqm



Street Level



Lower Level

Not to scale. For identification only.

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Negotiator

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Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730