

TO LET



The Foyer, Parnell Cineplex, Dublin 1

- 301 sq m (3,240 sq ft)
- Restaurant Planning Available
- Potential for Licensed Premises (Licence Required)
- Unique Opportunity to trade adjacent to Ireland's most successful cinema
- Approximately 1.5 million admissions per year
- Situated beside DIT Bolton Street (3,000 students)



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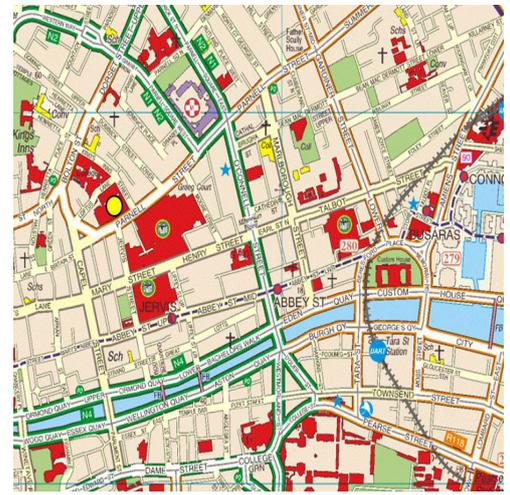
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Location

Parnell Street is an established commercial location, benefitting from a wide number of successful restaurant operators; including Eddie Rockets, KFC and Burger King, commanding strong volumes of footfall. Parnell Street benefits from three principal factors: proximity to Henry Street (one of Ireland's premier retail destinations), strong transport links with the wider city and – most notably – the prominent Parnell Cineplex.

The Parnell Cineplex is Ireland's most successful cinema and is ranked within the top 10 trading cinemas across the UK and Ireland. With an 17 screens (including an IMAX theatre), the cinema continues to outperform its rivals, with annual ticket sales of approx. 1.5 million per annum . Of additional interest is the presence of DIT Bolton Street, home to approximately 3,300 third level students and staff.

Parnell Street is a two minute walking distance from the LUAS Red Line's Jervis Station, and is accessible to all major bus routes. Major retailers within the immediate vicinity include Smyth's Toys, Penneys, Tesco, Aldi and Lidl. Notable corporate occupiers located beside the Parnell Cineplex include Activision Blizzard, the OPW and National Cancer Screening Services Board.



Description

The Foyer originally served as the primary entrance to the cinema, and as such commands a prominent position within Parnell Cineplex leading into a large double height auditorium extending to approximately 301 sq m (3,240 sq ft). The unit is currently undergoing a change of use to full Restaurant-Takeaway Use, and will be presented in a fresh, white-box condition capable of accommodating a diverse range of potential fit-out configurations.

Interested parties are encouraged to tour the space, which presents a unique opportunity to tap into an established, guaranteed evening trade from Ireland's busiest cinema.

Accommodation Schedule Update

Floor	M ²	Sq Ft
Ground Floor	301	3,240.00

All intending purchasers / tenants are specifically advised to verify the floor/site areas and undertake their own due diligence

Rates

To be assessed.

Terms

On application.

Rent

On application.

Building Energy Rating

BER: G
BER No: 800285124
EPI: 6458.24 kWh/m²/yr (7.39)

Service Charge

To be advised.

Insurance

To be advised.

PSP Licence No: 002273

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