



TO LET

**GROUND FLOOR
FAST FOOD TAKEAWAY UNIT,
SETRIGHTS CROSS,
CRATLOE,
CO. CLARE V94T1XT**

COMMERCIAL UNIT TO LET

RENT: €17,500 / year



BER D2



DESCRIPTION LOCATION

The subject property comprises of a ground floor Fast Food TakeAway commercial unit to include a fit out. Located to the rear of Setrights Tavern at Setrights Cross directly off the Shannon dual carriageway.

This is a very accessible location with extensive passing traffic and large residential hinterland area while benefitting from extensive customer car parking.

SPECIAL FEATURES

Fast Food Take Away Commercial Unit
Fitted Out
Good Location
Full Planning Permission for Fast Food Takeaway unit
Extensive passing traffic
Adjoining Setrights Tavern

ACCOMMODATION

Ground Floor Area	C. 98Sq. M. (1,054 Sq. Ft.)
Fit Out	The unit is to let to include the purchase of existing extensive fitout for €25,000.
Services	We understand the subject unit is fully serviced.
Rent	€17,500. per annum plus VAT if applicable
Car Parking Space	Extensive adjoining car parking
Building Rates	We understand the building rates for 2025 are €2,036.28
Water Rates	Subject to usage.
Building Insurance	TBC
Planning Permission	Granted Ref. No. P15-165 in 2015 for 'Fast Food Take Away Unit'
Opening Hours as follows	Sunday – Thursday 12pm – 22.00pm Friday – Saturday 12pm – 24.00pm to include Sunday or Bank Holiday Weekends

VIEWING - By appointment only with Property Partners de Courcy O'Dwyer.

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.