

**Central Café**

Italian Style Pizzeria

Central Café

OPEN

Breakfast Served  
All Day

**195-196 PARNELL STREET,**  
Dublin 1

To Let - Restaurant/Café/Retail Opportunity

## Location

The property is situated within a prominent position on Parnell Street, close to the junction with King's Inn Street. The unit is located on the ground floor of the well-known Kings Inn House office development which is tenanted by The National Screening Service, Leargas, Demonware & Healthlink. Parnell Street is a vibrant street with a number of well-known retailers trading in the area.

Parnell Street benefits from being highly accessible, with a number of Dublin Bus routes in the area, the Jervis Street Luas stop and a host of Dublin bikes all in the area.

Surrounding occupiers include Subway, Insomnia, Life Pharmacy, Aldi, Penneys, Cineworld. The unit also benefits from being in close proximity to Dublin Institute of Technology Bolton Street.

## Description

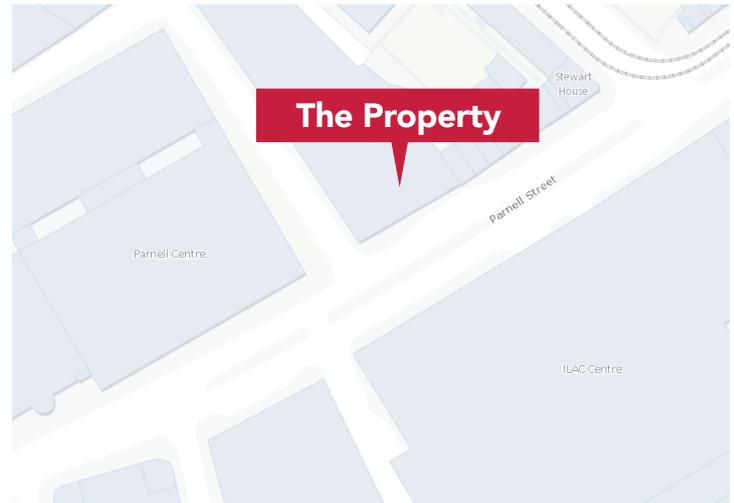
The subject unit comprises of a ground floor and basement restaurant unit. The unit extends to approximately 178 sq. m (1,916 sq. ft) in total with approximately 115 sq. m (1,233 sq. ft) on the ground floor and 63 sq. m (683 sq. ft) at basement level. The unit benefits from extensive frontage onto Parnell Street.

The property benefits from restaurant and takeaway planning (planning ref 2114/10) and therefore would suit a number of food type users. It is fitted out to a good standard and has been well maintained.

Internally the property comprises of an open plan dining area, kitchen area, ancillary preparation and storage & 2 x WC's at ground floor level. The basement is configured to provide cold rooms, a large storage area, staff room, toilets and office.

## Local Authority Rates

Approximately €8,075.40 per annum



## Quoting Rent

€55,000 per annum

## 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

## BER

**BER C3**

800647240

948.95 kWh/m<sup>2</sup>/yr1.49

## QRE Contacts

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