

To Let

Restaurant/Café/Retail Opportunity

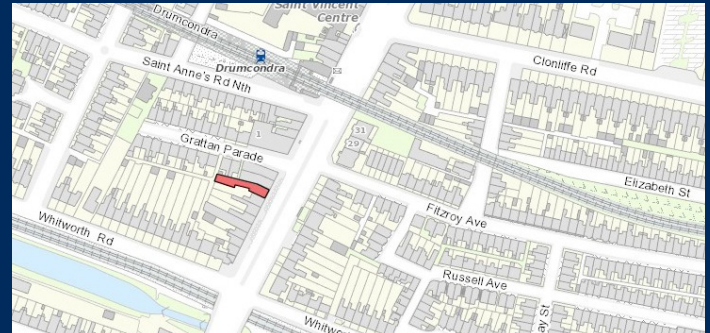
16 Lower Drumcondra Road



Location

The property is pivotally located on Lower Drumcondra Road close to its junction with Whitworth Road and Clonliffe Road on the N1, one of the main transport corridors in and out of the city.

The surrounding area is residential in character and densely populated; this retail parade serves many local housing estates in this suburban location. The location is complemented by a mixture of eateries, bars and retail units which has attracted and maintains a continual foot fall.



(01) 637 55 55 info@qre.ie qre.ie

Restaurant/Café/Retail Letting Opportunity

Property Description

The subject unit forms part of a two storey terraced retail-led mixed use property with 2 car parking spaces.

The property is arranged as a traditional Italian take-away on the ground floor with food preparation rooms to the rear extending to approximately 150 Sq. m (1,616 Sq. ft) with rear delivery access from Grattan Parade.

The property is zoned objective Z4 District Centre: "To provide for and improve mixed services facilities." Permissible Uses include Restaurant/Takeaway.

Adjoining occupiers include Spar, Diep at Home and Advance Pharmacy.

Local Authority Rates

Approximately €4,592.64 p.a.

Quoting Rent

€40 per Sq. ft

Lease Terms

Available on flexible new lease terms directly from the landlord. The tenants will be liable for service charge, local authority rates and insurance, in the normal manner.

Viewing

All viewings are strictly by appointment through the sole letting agent.



BER

BER E2

BER Number: 800468316

BER Advisory: 816.08 kWh/m²/yr 2.31

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PSRA Registration No. 001798

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