

**No. 5**

**George's Street Upper,  
Dun Laoghaire,  
Co. Dublin**

FOR SALE BY PRIVATE TREATY

VACANT RETAIL OPPORTUNITY WITH  
PLANNING FOR RESTAURANT /CAFÉ



Tel: 01 6477900  
[www.bannon.ie](http://www.bannon.ie)



# No 5

## George's Street Upper, Dun Laoghaire

### SUMMARY

- High profile retail property available for sale with benefit of vacant possession
- Situated in the core of Dun Laoghaire, directly opposite Dun Laoghaire Shopping Centre
- Extends to an area of 392.9 sq.m. (4,231 sq.ft.) NIA over three floors with a ground floor area of 166.6 sq.m (1,794 sq.ft)
- Benefits from restaurant/ café use
- **BER C2**

### DUN LAOGHAIRE

Located in south county Dublin, Dun Laoghaire is an established affluent coastal suburb situated approximately 13 kms from Dublin city centre.

The town is a thriving commercial centre and is the administrative hub of the Dun Laoghaire Rathdown local authority area which covers the majority of Dublin's southern suburbs including the affluent areas of Sandycove, Dalkey, Monkstown, Blackrock and Deansgrange.

The town is well served by bus and rail links and is easily accessed by private car. It also has a busy port terminal at Dun Laoghaire Harbour.

George's Street Upper is the primary retail thoroughfare in Dun Laoghaire, anchored by Bloomfields Shopping Centre to the west and to the east by Dun Laoghaire Shopping Centre.

No. 5 Georges Street Upper is positioned in the prime location on the street opposite Dun Laoghaire Shopping Centre and close to Penney's and Shaws.

Other notable occupiers on the street include Dunnes Stores, Hickeys Home Focus and Sostrene Grene together with adjoining occupiers O'Mahony & Ennis Pharmacy, Smiles Dental, Game Stop and Quigleys Bakery.



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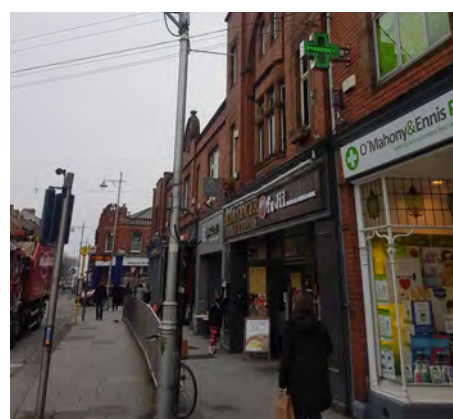
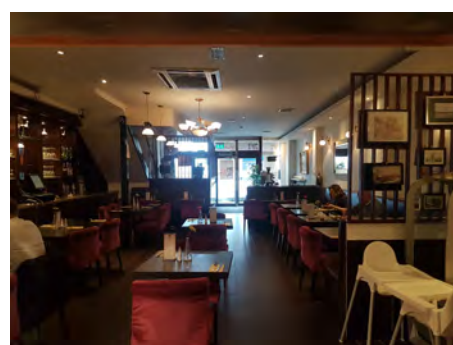
## DESCRIPTION

- No. 5 Georges Street Upper comprises a three storey mid terrace period property of traditional construction, with glazing at ground level and redbrick facade at the upper levels.
- The property is laid out to provide café/restaurant and kitchen at ground floor, with independent ground floor access leading to a first floor restaurant with its own kitchen and WC facilities. The second floor is currently in use as ancillary storage.
- The entire extends to a total gross floor area of 392.9 sq m (4,231 sq ft).
- Floor plans available on request.

## ACCOMMODATION

No 5 George's Street Upper	Use	Sq M NIA	Sq Ft NIA
Ground Floor	Restaurant	166.6	1,794
Upper Ground	Storage	14.5	156
First Floor	Restaurant	165.6	1,783
Second Floor	Storage	46.23	498
<b>Total</b>		<b>392.9</b>	<b>4,231</b>

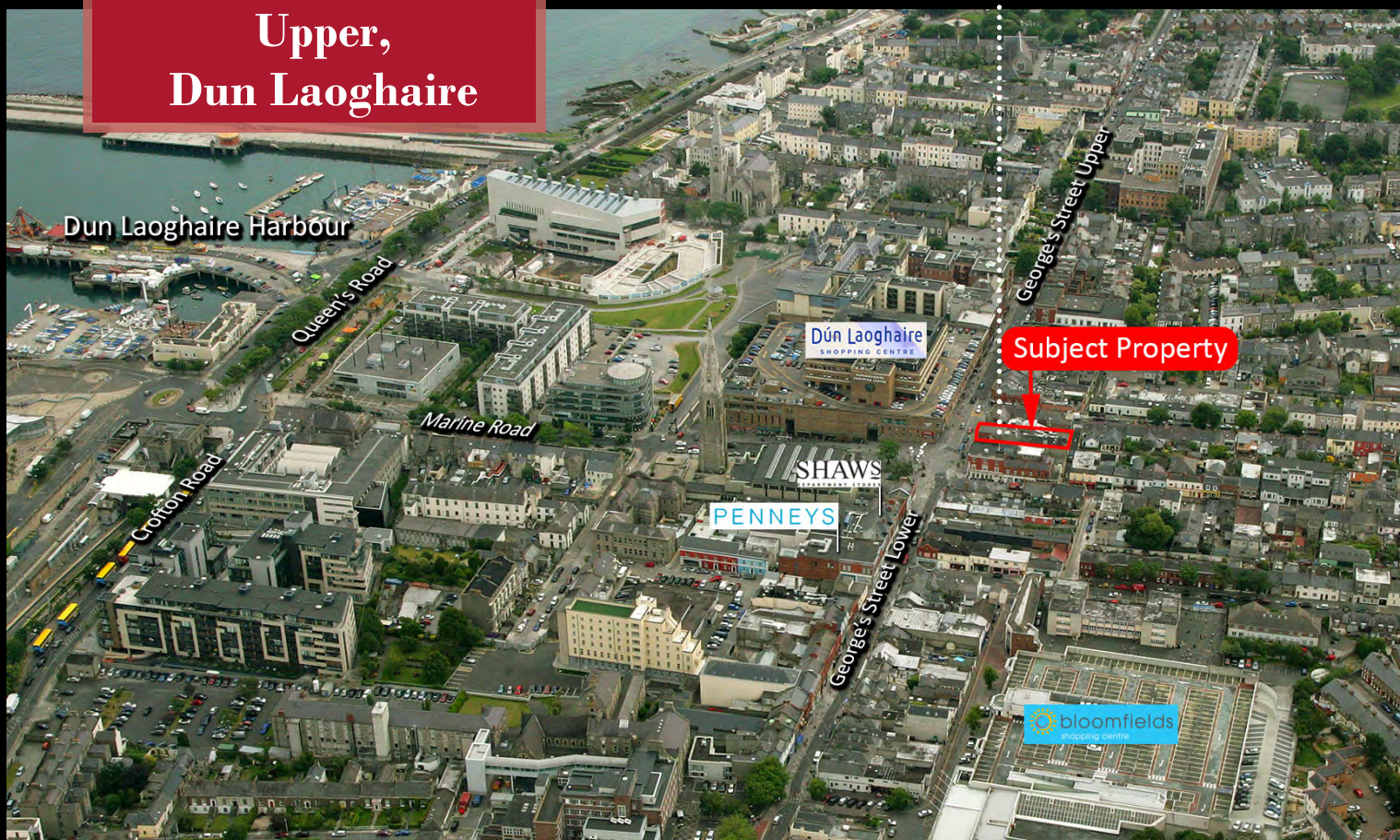
\*Purchasers should satisfy themselves as to the accuracy of the above floor areas





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## George's Street Upper, Dun Laoghaire



### TITLE

Freehold

### VAT

Transfer of Business

### SOLICITORS

Fionnuala Murphy  
Opren Franks,  
28 Burlington Road  
Dublin 4

Tel: +353 1 637 6200  
Email:  
fionnuala.murphy@orpenfrank.ie

### BER



### VIEWING

Strictly by prior  
arrangement with  
the sole selling  
agent.

### PRICE

On application

### CONTACT DETAILS

For further  
information, please  
contact the sole  
selling agent:



Tel: 01 6477900  
www.bannon.ie

### Leanne Kane

Surveyor

Tel: +353 1 647 7917

lkane@bannon.ie

PSRA NO: 001830-005587

### Darren Peavoy

Director

Tel: +353 1 647 7918

dpeavoy@bannon.ie

PSRA NO: 001830-002141

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