

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

EXCITING LICENSED PREMISES/RESTAURANT
OPPORTUNITY IN STEPASIDE VILLAGE, DUBLIN 18.

UNIT 9, STEPASIDE VILLAGE COMPLEX,
ENNISKERRY ROAD, STEPASIDE, DUBLIN 18.



■ INDUSTRIAL ■ OFFICE ■ **RETAIL** ■ INVESTMENT
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

FOR SALE

www.agar.ie

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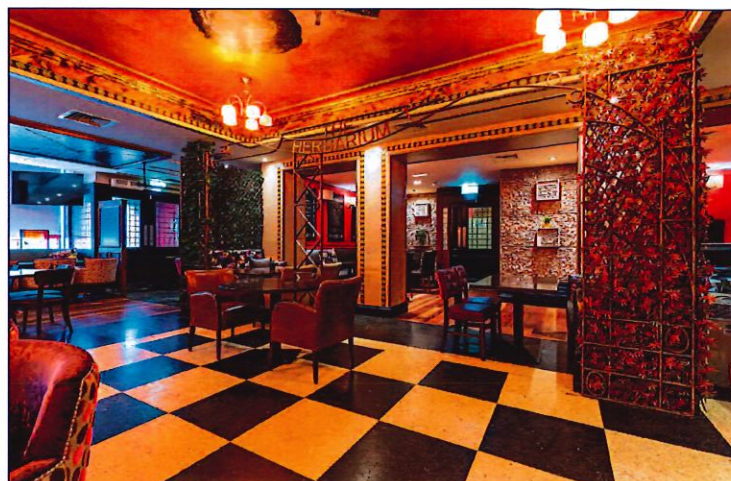
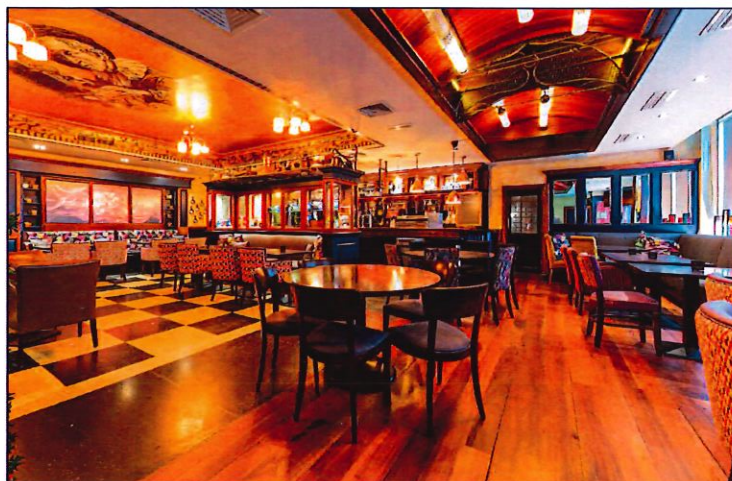
- Extensively fitted and in walk in condition with significant trading potential, both sit in and take out.
- Ground Floor & Basement comprising in total c. 400 sq. metres, with lift, together with external terrace seating /bar garden.

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■ DESCRIPTION:

Stepaside Village is located in South County Dublin approx. 13km from the City Centre, with numerous well established retail, food and beverage businesses, together with many new residential developments being located in the immediate vicinity, offering a significant food and beverage opportunity to an incoming tenant.

The property has been extensively fitted throughout offering a ground floor restaurant/bar of approx 80 covers, with lift access to the basement comprising a fitted kitchen, toilets, staff accommodation, wine store, cellar stores and cold room. To the rear there is an enclosed seating terrace, or beer garden. There are 4 car spaces available to the Purchaser.

■ ACCOMMODATION:

	Sq.M.
Ground Floor Bar/Restaurant	225
Outside Terrace/Beer Garden	25
Basement – Kitchen, Stores etc	175
Total:	425

■ **BER:** E1 - BER no. 800217630

■ **SERVICE CHARGES:** approx. €1,900 Per Annum

■ **TITLE:** Held under 960 year lease subject to a nominal annual ground rent.

■ **PRICE:** €875,000 subject to contract and title.

■ **VAT:** We are advised VAT will not be applicable to the sale price.

■ **VIEWING:** To view or for further information contact Ben Pearson (bpearson@agar.ie)

VIEWING STRICTLY BY APPOINTMENT



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