FOR SALE

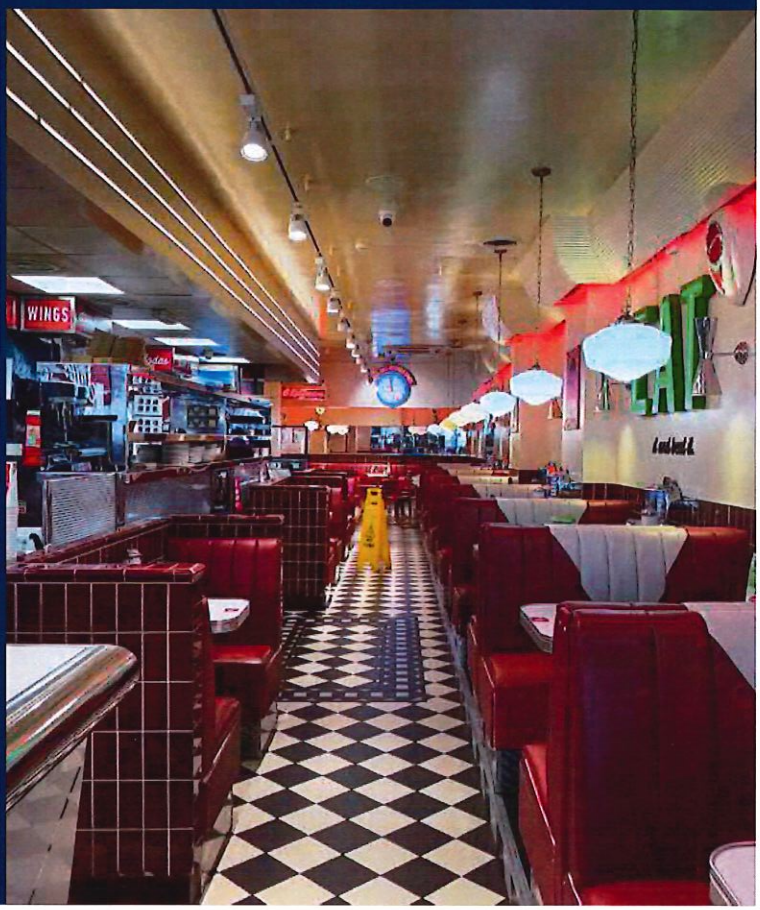
By Private Treaty

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

52 LOWER O'CONNELL STREET, DUBLIN 1

High Profile Restaurant And Office Property



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PROPERTY HIGHLIGHTS

- Located on the west side of Lower O'Connell Street, between O'Connell Bridge/Bachelors Walk, and Middle Abbey Street.
- Immediate adjoining occupiers include McDonalds, Burger King, Supermacs, Starbucks, Hickey Pharmacies, Schuh, Footlocker etc.
- Of interest to Owner Occupiers & Investors alike.

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DESCRIPTION

Four storey over basement mid terrace property with rear laneway access.

- Ground Floor & Basement comprise restaurant use; First to Third Floors in Office use; Top Floor formerly in residential use.
- Total approx. N.I.A. 382.25 Sq. Metres [approx. 4,114 Sq. Ft.]

Accommodation	Approx Sq. M. N.I.A
Ground Floor – Restaurant	116.90
Basement – Kitchen, Stores, WC's	107.38
Separate Street access to	
First Floor - Offices	42.59
Second Floor - Offices	40.71
Third Floor- Offices	40.71
Fourth Floor- formerly residential	33.96
Total N.I.A.	**382.25**

PRICE

On Application

VAT

We are advised that VAT will not be applicable.

TITLE

Held freehold and is being offered for sale with vacant possession entire.

BER

BER D1

CONTACT

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VIEWING STRICTLY BY APPOINTMENT

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