

High Profile Café/Restaurant – To Let

Liberties House, Cork Street, Dublin 8



- + New café/restaurant opportunity extending 157.44 sq. m (1,695 sq. ft)
- + Ground floor café/restaurant within Liberties House co-living scheme, with a total of 371 beds
- + Extensive glass façade onto Cork Street
- + Full planning permission for café/restaurant use
- + Enhanced handover spec to a white box condition
- + Available Immediately

To Let Café/Restaurant at Liberties House, Cork Street, Dublin 8.

Location

Liberties House located at no. 113-115, 118 Cork Street is prominently positioned on a main thoroughfare in the heart of Dublin 8, just a short distance from the city centre. This area, rich in historical significance, is home to a variety of trendy coffee shops, bars, and restaurants, creating a vibrant atmosphere that has attracted a notable influx of new occupants and ongoing regeneration, boosting daily footfall.

Recent developments in the vicinity include Newmarket Yards, the Eight Building, and the Aloft Hotel. Adjacent to the Liberties House development, the Loom Student Accommodation offers 166 beds, while Cork Street Here Students features 399 beds. Liberties House is situated on the western side of Cork Street and it comprises of a seven-story co-living residential scheme, due for completion in July 2025.

Prominent neighbouring retailers include Lidl, Centra, Fogg Café, and Morrissey's Pub. The café/restaurant enjoys excellent access to public transport, with numerous Dublin Bus routes serving the area.

Description

The Liberties House co-living development consists of a seven-story building with a total of 371 beds of 151,200 sq. ft (14,047 sq. m), set for completion in July 2025. The development includes a ground floor café/restaurant with a prominent glass façade, offering excellent visibility along Cork Street.

The café/restaurant unit spans 157.44 sq. m (1,695 sq. ft) and will be delivered to an enhanced white box handover specification to include a screed floor, plastered and painted walls, powerbox, sprinkler system, fire system, shopfront, lighting, and suspended ceiling and thus ready to receive a tenant fit-out.

Schedule of Accommodation

The net internal floor area of the units are as follows:

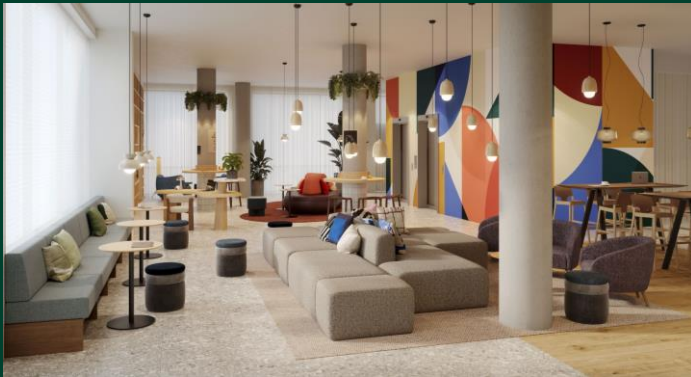
Floor	SQ. M	SQ. FT
Ground Floor	157.44	1,695

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence

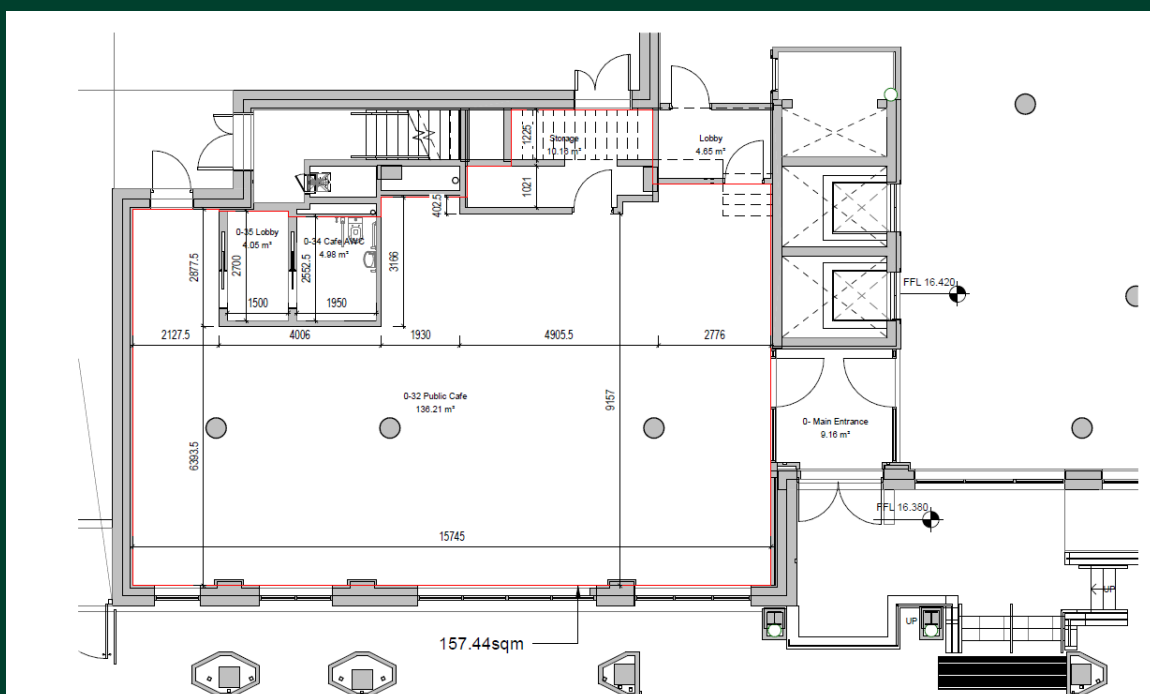
BER Details

BER Target A3

Internal CGI Images of Liberties House



Floor Plan of Café/Restaurant



Cork Street

Retail Unit

Café/ Restaurant at Liberties House, Cork Street, Dublin 8.

Quoting Rent

€65,000 p.a.x.

Viewing

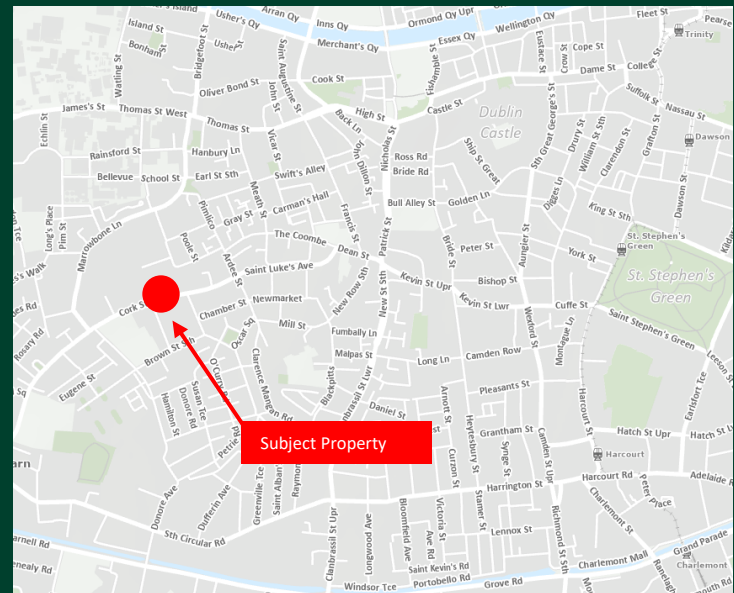
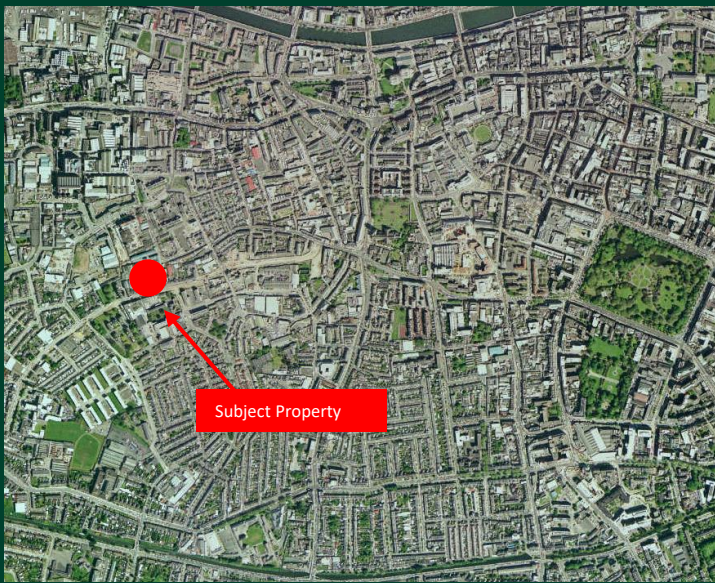
Strictly by appointment with the sole letting agents CBRE.

Lease

The property is available by way of new lease.

Property Outgoings for 2025

Available upon request.



Agents Contact Details

Rachael Carr

Graduate Surveyor

T: +353 87 038 0326

E: Rachael.carr@cbre.com

Rory O'Neill

Senior Surveyor

T: +353 87 112 0011

E: Rory.oneill1@cbre.com

Asset Manager



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