

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

FOR SALE BY PRIVATE TREATY

SUPERBLY LOCATED HIGH PROFILE FREEHOLD
PROPERTY WITH ESTABLISHED FOOD USER IN THE
HEART OF RATHMINES

11 RATHGAR ROAD, RATHMINES, DUBLIN 6.
(formerly trading as Abrakebabra)



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

FOR SALE

www.agar.ie

AGAR
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- A superb opportunity to acquire a fitted out freehold property, ready to trade, occupying a high profile trading site in Rathmines.
- Located on Rathgar Road, directly opposite Rathmines Garda Station, with adjoining occupiers including Lotties Restaurant, L'antica Restaurant, Tesco, Boots, Graces Pub & The Swan Shopping Centre.
- 3 Storey Property in total approx. 210.16 Sq. M (approx. 2,262 Sq. Ft).
- Immediate and full vacant possession.



■ DESCRIPTION:

The ground floor of the property comprises a fitted restaurant/take away unit, with preparation kitchen and cold room/freezer to the side. Rear public toilets. Ground floor area approx. 98.85 Sq. M.

Internal access to two overhead floors of office accommodation and kitchenette, in total approx. 111.30 Sq. M. Gas central heating. Air conditioning tablet units.

Fully alarmed.

Ideally suit owner occupiers, or investors alike.

■ INVENTORY:

An inventory of trade fixtures, fittings and equipment to be included in a sale is available on request.

■ BER: On Application

■ VAT: We are advised that VAT will NOT be applicable to the proposed sale price.

■ PRICE: On Application

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

VIEWING STRICTLY BY APPOINTMENT

