

**TO LET**



**4-8 EDEN QUAY, DUBLIN 1**

## Superb Retail/Restaurant Opportunity in the Heart of the City Centre.

Unit can be split to create two smaller units (S.P.P)

Floor plans available on request

High Profile Unit with Restaurant Permission

Suit Many Retail Uses

Double fronted unit fronting onto River Liffey

Goods lift serving all floors

Adjacent to Laughter Lounge comedy club.



**Bagnall  
Doyle  
MacMahon**



LOCATION

4-8 Eden Quay is located in a superb and visible trading position beside O’ Connell Bridge. The premises are situated with views over the River Liffey. The unit is part of a modern 5 storey mixed-use scheme constructed in c. 2001 with a mixture of stone cladding and red brick façade. The ground floor benefit from large feature windows with views to the River Liffey. There is a delivery area off Harbour Court to the rear. Surrounded by numerous residential and office occupiers as well as tourist trade, the unit presents any tenant with the opportunity to benefit from strong seven day trade.



TRANSPORT AND AMENITIES

The property is close to a number of transport hubs and amenities including Laughter Lounge, Savoy cinema, 3 Arena, Bord Gais Theatre, Henry Street and Grafton Street. Nearby transport hubs include Bus Aras, Connolly Station, LUAS Red and Green Lines and a number of Bus routes directly outside the premises including the 15, 27, 27a, 27b, 61, 84X and 118.



DESCRIPTION

The unit previously traded as a Buffet style restaurant. The unit is fitted out with air conditioning. The ground floor is predominantly open plan with ladies and gents toilets. The basement comprises of kitchens and staff facilities.

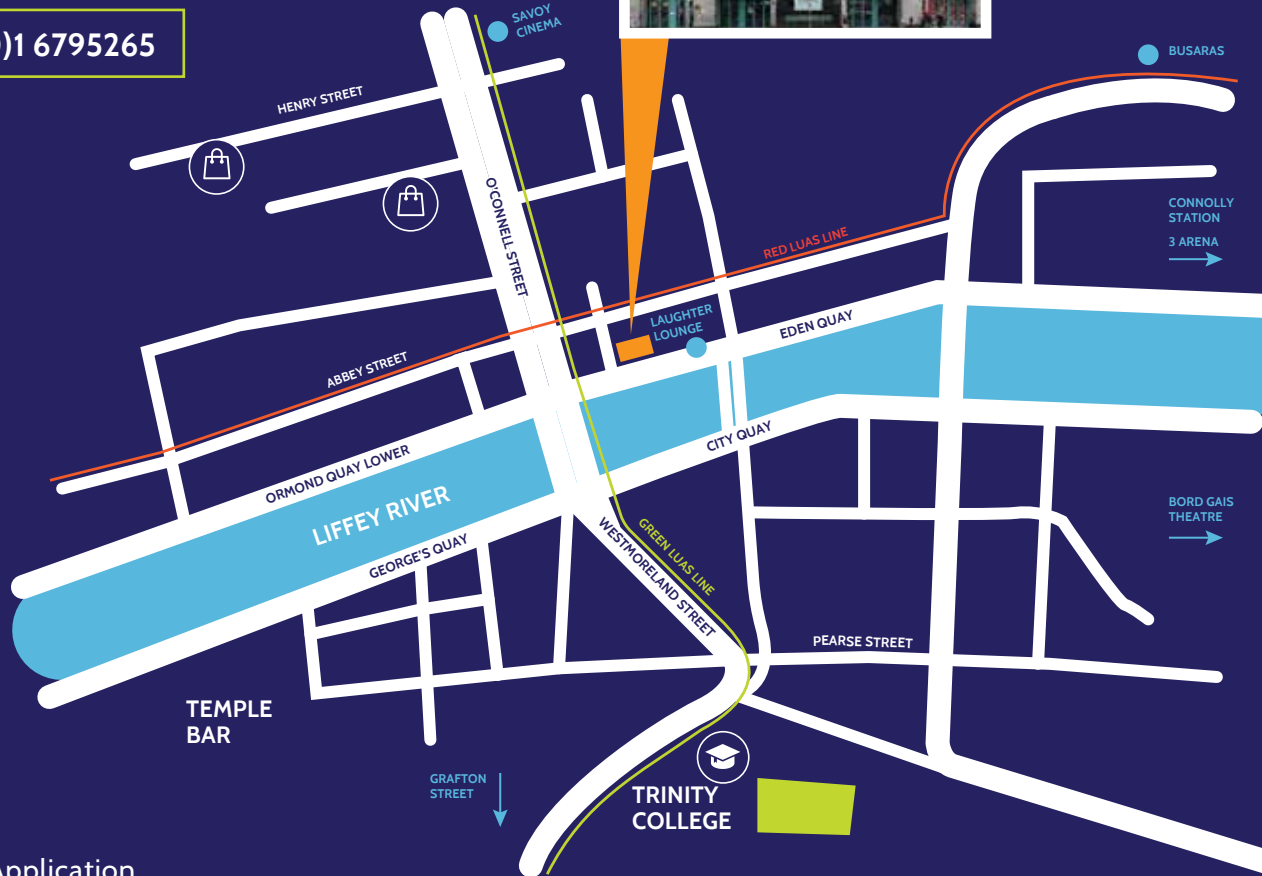
Floor	Sq.m. / Sq.ft. (Gross Internal)	Comments
Ground Floor	433.5/4667	Currently fitted out as a restaurant with an internal disabled lift; Possibility to split into two units if necessary.
Basements	345.44/3718	The basements range in use as staff areas, stores and kitchens
Total area	778.94/8385	

The landlord will consider splitting the unit to provide 2 separate restaurants.



# Bagnall Doyle MacMahon

Call +353 (0)1 6795265



## RATES

Available on Application

## RENT

Available on Application

## BUILDING ENERGY RATING



## FURTHER INFORMATION/ VIEWING

Strictly by appointment with  
the sole letting agent Bagnall  
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information please contact:

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