

**TO LET**

**17 Montague Street, Dublin 2**

FULLY FITTED PIZZERIA – READY FOR IMMEDIATE TRADE

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## ABOUT THE PROPERTY

Fully fitted, turnkey pizzeria finished to an exceptionally high standard.

Located within an established food and beverage cluster on the busy pedestrian link between Camden Street and Harcourt Street.

High specification equipment in situ, including a PizzaMaster oven, Fernetto spiral mixer and walk in cold room.

Ready for immediate trade with minimal set up costs.

Neighbouring occupiers include Old Fashioned Sam's Public House, The Green Bench, Sushi & Go and La Gordita.

Compact and efficient layout over ground and first floors, featuring a service hatch to Montague Street.

Ideal opportunity for operators seeking a ready to trade unit in a proven city centre pitch.

Available on flexible lease terms.

Suited to pizza operators, turnkey fitout may also appeal to high-spec food concepts such as pasta concepts, flatbreads, calzones or dessert kitchens.

### THE OPPORTUNITY

17 Montague Street presents a rare opportunity to lease a turnkey pizzeria in the heart of Dublin 2. The unit has been fitted out to an exceptionally high standard and is ready for immediate occupation by a pizza operator seeking a strategic, high footfall city location. While ideally suited to a pizza concept, the turnkey fitout may also appeal to operators requiring a compact, high spec food production unit such as pasta, calzones, flatbreads or dessert kitchens.

### LOCATION

Situated on the southern side of Montague Street, the property benefits from a strong pedestrian flow between Camden Street's bustling retail and hospitality core and the office district around Harcourt Street. This established commercial pitch is home to a vibrant mix of food and beverage operators including Old Fashioned Sam's Public House, The Green Bench, Sushi & Go, Two Faced Coffee and La Gordita, ensuring consistent day and evening activity.

### DESCRIPTION

The property comprises a fully fitted pizzeria with a recently completed, high-quality turnkey fitout. All equipment is top specification and includes:

- PizzaMaster commercial oven.
- Unifrost refrigeration units.
- Kromo pass through commercial dishwasher.
- Fernetto spiral mixer.

The unit is presented in "walk in" condition and allows an incoming operator to commence trade immediately with minimal set-up costs.



## SPECIFICATION

The ground floor includes a service hatch onto Montague Street, a fully fitted service counter, a PizzaMaster oven with extraction, and integrated refrigeration, storage and ancillary areas. The first floor provides a dedicated wash up area, additional storage space, a walk in cold room and a WC facility.

## ACCOMMODATION

The approximate floor areas comprise:

Description	Sqft (GIA)	Sqft (NIA)
Ground	378.89	310.86
First	377.81	269.52
Total	756.7	580.38

All intending parties are specifically advised to verify floor areas and undertake their own due diligence.

## PLANNING PERMISSION

For full details of the planning permission associated with the property, please see Dublin City Council Application Ref: 3315/20.

## COMMERCIAL RATES

We understand the approximate liability for the current year is €5,175.00.

## LEASE TERMS

The property is available on flexible lease terms.

## FLOOR PLANS

For identification purposes only.

## QUOTING RENT

€45,000 per annum exclusive.

## BER INFORMATION

**BER** B2

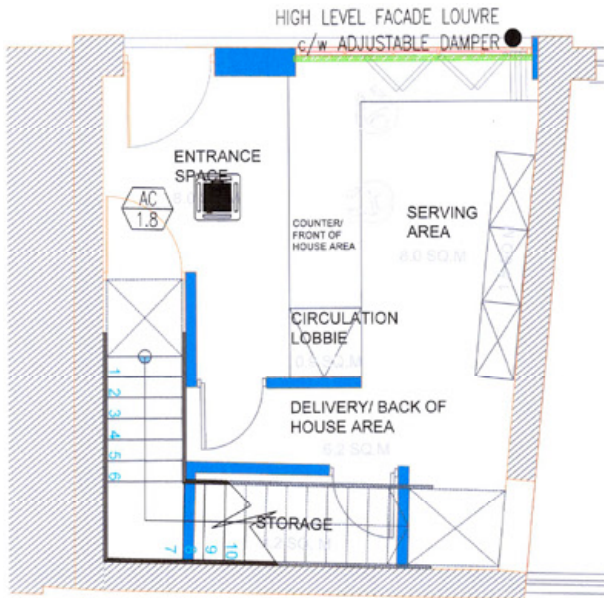
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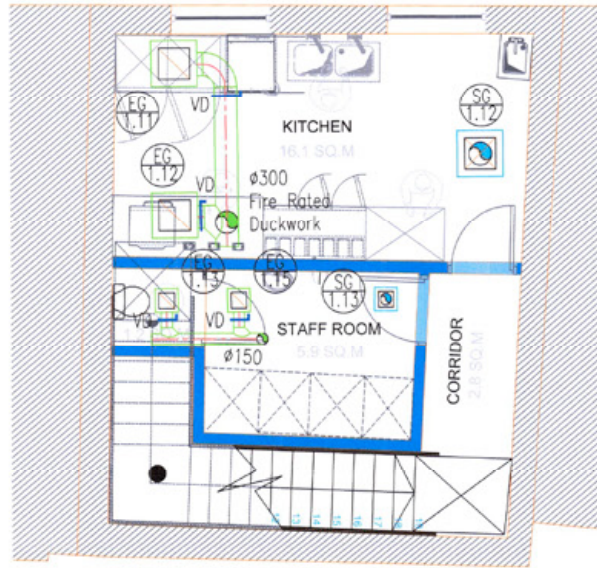
## FLOOR PLANS

Not to scale, for identification purpose only

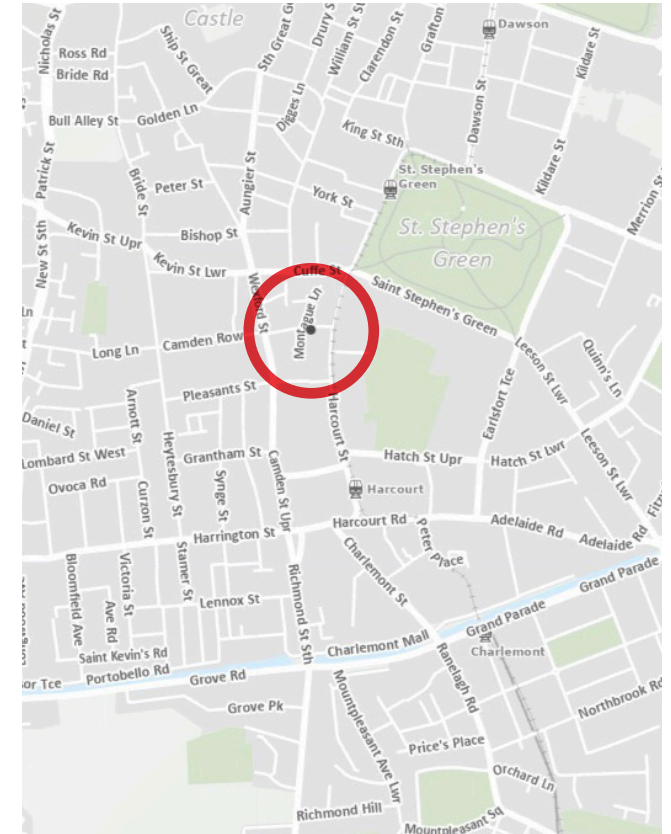
### Ground Floor



### First Floor



## LOCATION MAP



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### For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

### Lisney Commercial Real Estate

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

