



Colliers



TO LET

Café/Restaurant to let.

Excellent opportunity to lease a fully fitted café in a prime Dublin City Centre location, directly opposite the Four Courts and beside the Four Courts Luas stop. The property offers 87 sq. m of space with additional external seating.

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Colliers
Hambleden House, 19-26 Lower Pembroke St
Dublin 2, Ireland | PSRA Licence No. 001223

25 Chancery St, Smithfield, Dublin 7

Location

The subject premises is well located on Chancery Street at the junction with Chancery Place and Greek Street. Occupying the ground floor of the Hampton by Hilton hotel, The Four Courts is directly opposite the café as is the Four Courts Luas stop which is on the Red Line. Church Street is to the West which is home to the Law Library and The Bar of Ireland. The former fruit market is to the East which is currently being redeveloped by Dublin City Council into a food market which will become a major attraction upon completion.

There are numerous hotels in the area including Stay City and Ruby Molly and The Hampton by Hilton above. Nearby occupiers include Dole (previously Total Produce) Copper & Straw, The Legal Eagle, and Oxmantown.

Description

The property comprises of a ground floor fully fitted café / restaurant extending to c 87 sq.m. The space is very well finished with serving counter and seating for c 22. The ground floor includes a disabled wc, store room, preparation area and washup. There is an area to the front of the premises for external seating which is capable of being extended by way of a new licence agreement with Dublin City Council.

Accommodation:

Floor	Sq.M.	Sq.Ft.
Ground	93	1001.04
Total	93	1001.04

Lease:

A new 10 year lease will be granted with a deed of renunciation

Rent:

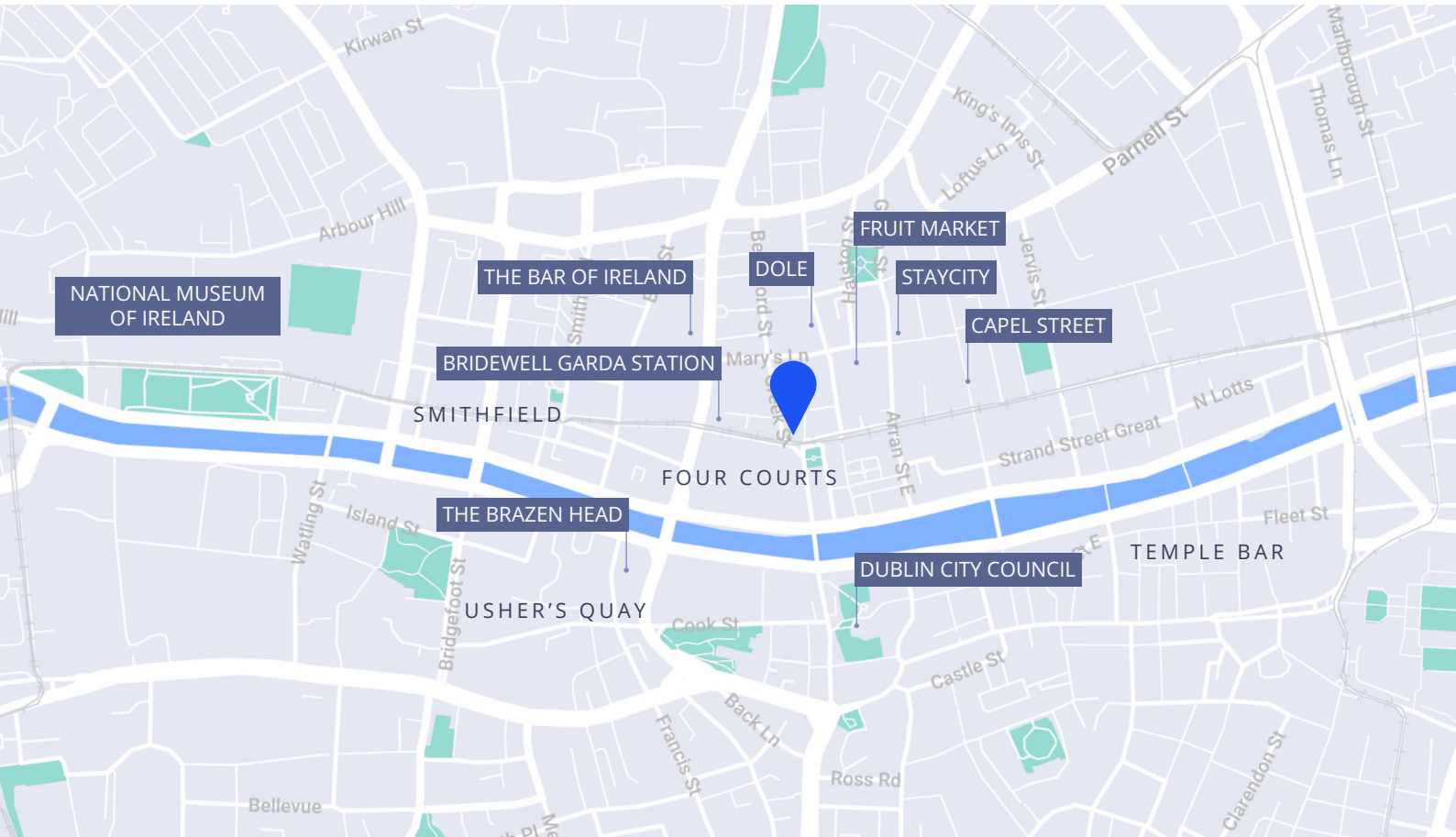
On application

Rates:

The café currently forms part of the hotel for rating and does not have a separate valuation for rates purposes. The tenant will be liable for the rates, once the premises is separately rated.

BER:

BER C3
BER No 801 099748



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