

HIGH PROFILE RESTAURANT UNIT TO SUB-LET

No.3

3 MERCER STREET | DUBLIN 2

Fully Fitted Restaurant
Opportunity

Ideally Situated in
Dublin City Centre

CBRE

Ground Floor Restaurant
Comprising
215 sq. m / 2,314 sq. ft.

Available
Immediately

No.3

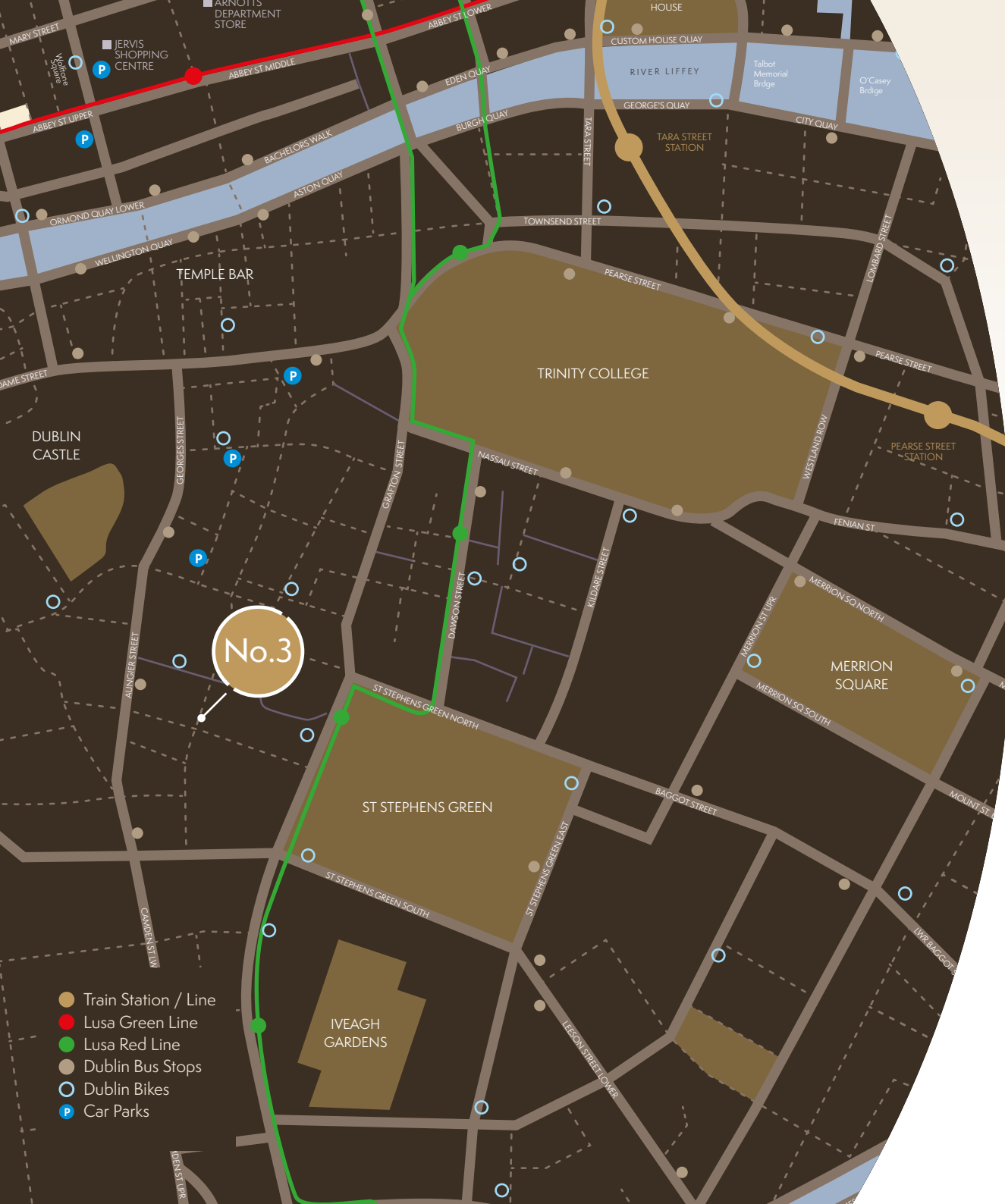
LOCATION

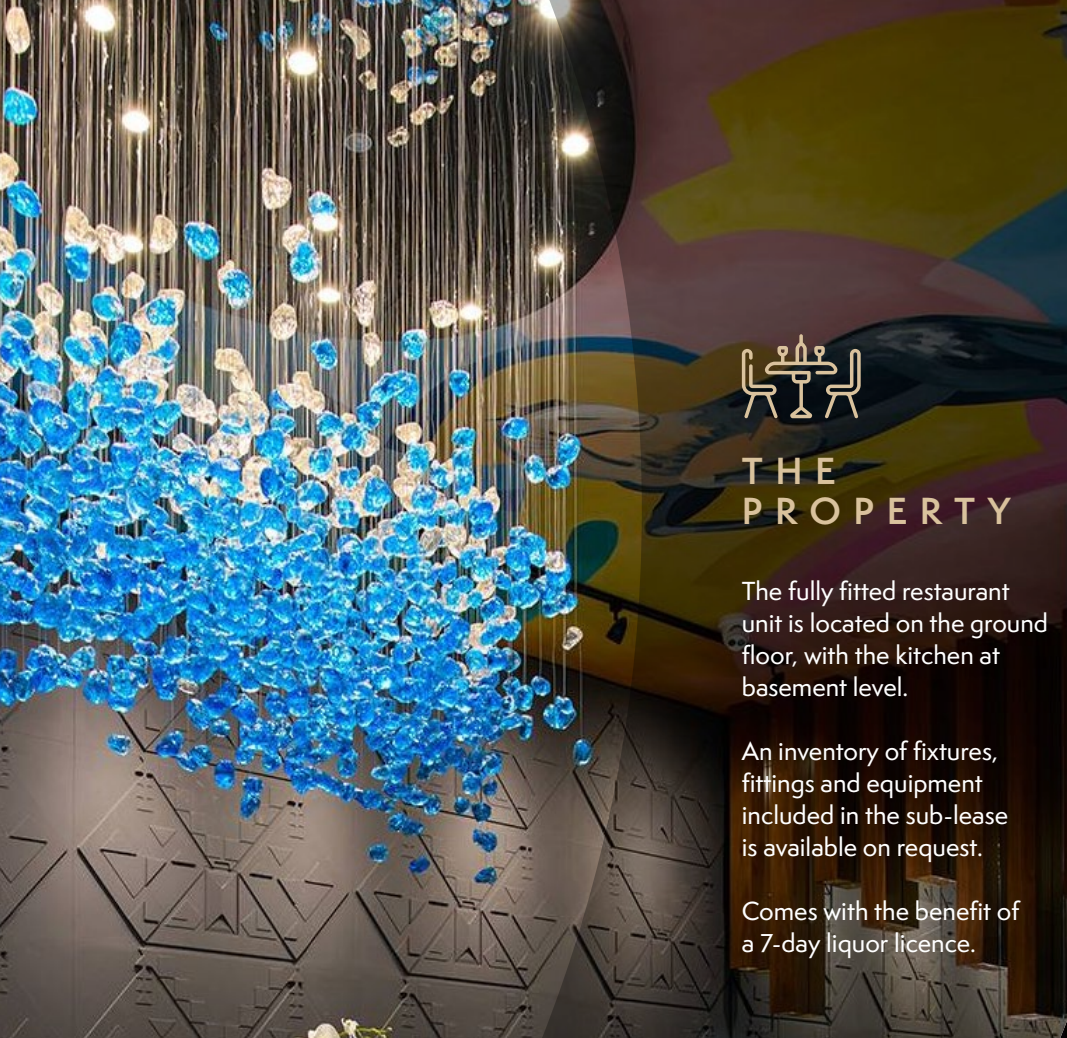
No. 3 Mercer Street is strategically and centrally located at the edge of Dublin City Centre's retail and leisure core.

The property is situated just off St. Stephen's Green and is surrounded by numerous established food and beverage operators such as Shanahan's on the Green, The Lucky Duck Pub, Swan Bar, Harry's on the Green, Masa, The Jar and Bunsen, to name a few.

Grafton Street, Ireland's premier shopping street, is 350m away from the restaurant, and is home to a variety of high-end fashion brands, such as Brown Thomas, Victoria's Secret, Hugo Boss and Lululemon, with an annual footfall of approx. 25 million people.

Mercer Street benefits from convenient access to public transport links, with many Dublin Bus routes servicing the area and St. Stephen's Green Luas Stop located around the corner. In addition, St Stephen's Green public car park is located immediately adjacent the subject property.





THE PROPERTY

The fully fitted restaurant unit is located on the ground floor, with the kitchen at basement level.

An inventory of fixtures, fittings and equipment included in the sub-lease is available on request.

Comes with the benefit of a 7-day liquor licence.



The entire property comprises a five-storey over basement building with excellent frontage onto Mercer Street.

The upper floors are in use as a 4-Star 41-bedroom boutique hotel.

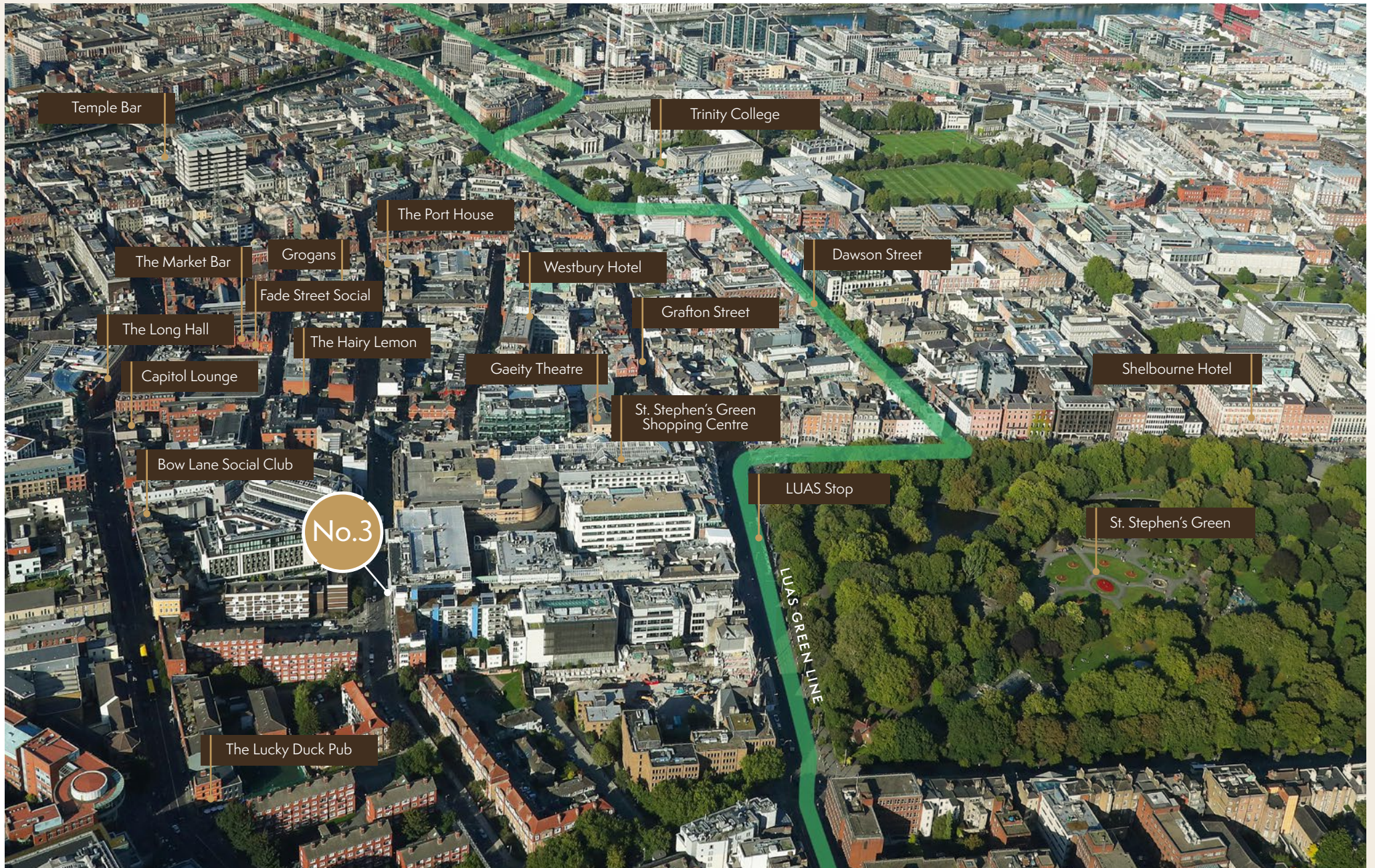
ACCOMMODATION SCHEDULE

Floor	Use	Size (NIA)	
		Sq. ft	Sq. m
Ground	Restaurant	2,314	215
Basement	Kitchen	668	62
Total		2,982	277



No.3

AERIAL



No.3

3 MERCER STREET | DUBLIN 2

LEASE

The property is available by way of sub-lease on a 9.5 year term. Incoming sub-tenant will have to sign a DOR.

RATES

The local authority rates payable for 2023 are approximately €8,500 pa.

VIEWINGS

The staff onsite are not aware of the impending sub-letting, so all viewings are strictly by prior appointment through the sole agent CBRE.

QUOTING RENT

€110,000 per annum

AGENT

CBRE

cbre.ie

Daniel McLaughlin

Senior Director

Retail

+353 87 777 3329

daniel.mclaughlin@cbre.com

Niall Little

Surveyor

Retail

+353 87 259 5406

niall.little@cbre.com

DISCLAIMER: These particulars are issued by CBRE Ireland on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, CBRE Ireland for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither CBRE Ireland, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. CBRE Ireland PSRA Licence No: 001528



Ber No.: 800112948

EPI: 888.85 kWh/m²/yr 2.12