

TO LET

37-39 RANELAGH, DUBLIN D06 W9E4

[Formerly t/a Marios]

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

Extensively Fitted & Superbly Located Restaurant Property in Ranelagh's Best Pitch.



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■ DEVELOPMENT ■ PROFESSIONAL SERVICES

www.agar.ie

AGAR

Suite 12 The Mall,
Beacon Court, Sandyford,
Dublin 18

Tel: +353 1 213 7777
Email: info@agar.ie

PROPERTY HIGHLIGHTS

- Superb opportunity to acquire an excellent fitted out restaurant premises, ready to trade, located in this affluent South City Centre Suburb.
- Located on Ranelagh Road, forming its junction with Elmwood Avenue and just meters away from Ranelagh Triangle, Ranelagh Luas stop etc.
- Unrivalled F&B location with numerous other restaurants and pubs within the immediate vicinity.

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DESCRIPTION

The ground floor comprises an extensively fitted restaurant, previously seating approx. 80 patrons, with bar area and kitchen to rear. Rear access to laneway, and is in total approx. 209 Sq. Meters. The first floor offers Ladies and Gents toilets, staff room and WC, storage and walk in fridge.

There exists potential external pavement seating in the summer months, via way of separate licence from D.C.C.

TERMS

Available under the terms of a new long term lease. Tenant liable for the payment of all Local Authority Rates and Landlords insurance.

INVENTORY

An inventory of fixtures, fittings & equipment to be included in a proposed transaction is available on request.

RENT

€90,000 per annum exclusive, payable quarterly in advance, subject to lease and proposed tenants covenant.

PREMIUM

Offers in excess of €50,000, subject to contract.

VAT

We are advised that VAT will not be applicable to the proposed rent.

RATES

For 2025 €17,794

LANDLORDS INSURANCE

For 2025 €2,957

BER

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CONTACT

Ben Pearson

bpearson@agar.ie
01 2137777

VIEWING STRICTLY BY APPOINTMENT



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