

**FOR
SALE**

By way of private treaty
Restaurant/Café Opportunity
Vacant Possession

BER C1



EXECUTIVE SUMMARY

Vacant Possession Sale

Ground floor restaurant / Café opportunity

Approximately 125 sq.m. (1,345 sq.ft.)

1 secure basement car parking space

Guide Price €400,000

Capital Value €297 per sq.ft.



LOCATION

The subject property is located on Thundercut Alley within the Smithfield Market development. It is positioned opposite My Meat Wagon and neighboring the Light House Cinema.

Moreover, the property's strategic placement within a mere 15 minute walking distance from the bustling heart of Dublin City Centre amplifies its accessibility. This proximity not only promises convenience but also grants unparalleled exposure to the city's vibrant cultural, commercial, and entertainment offerings.



LUAS 3 min walk



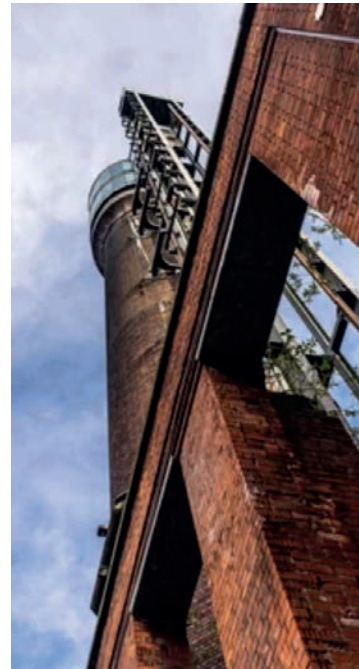
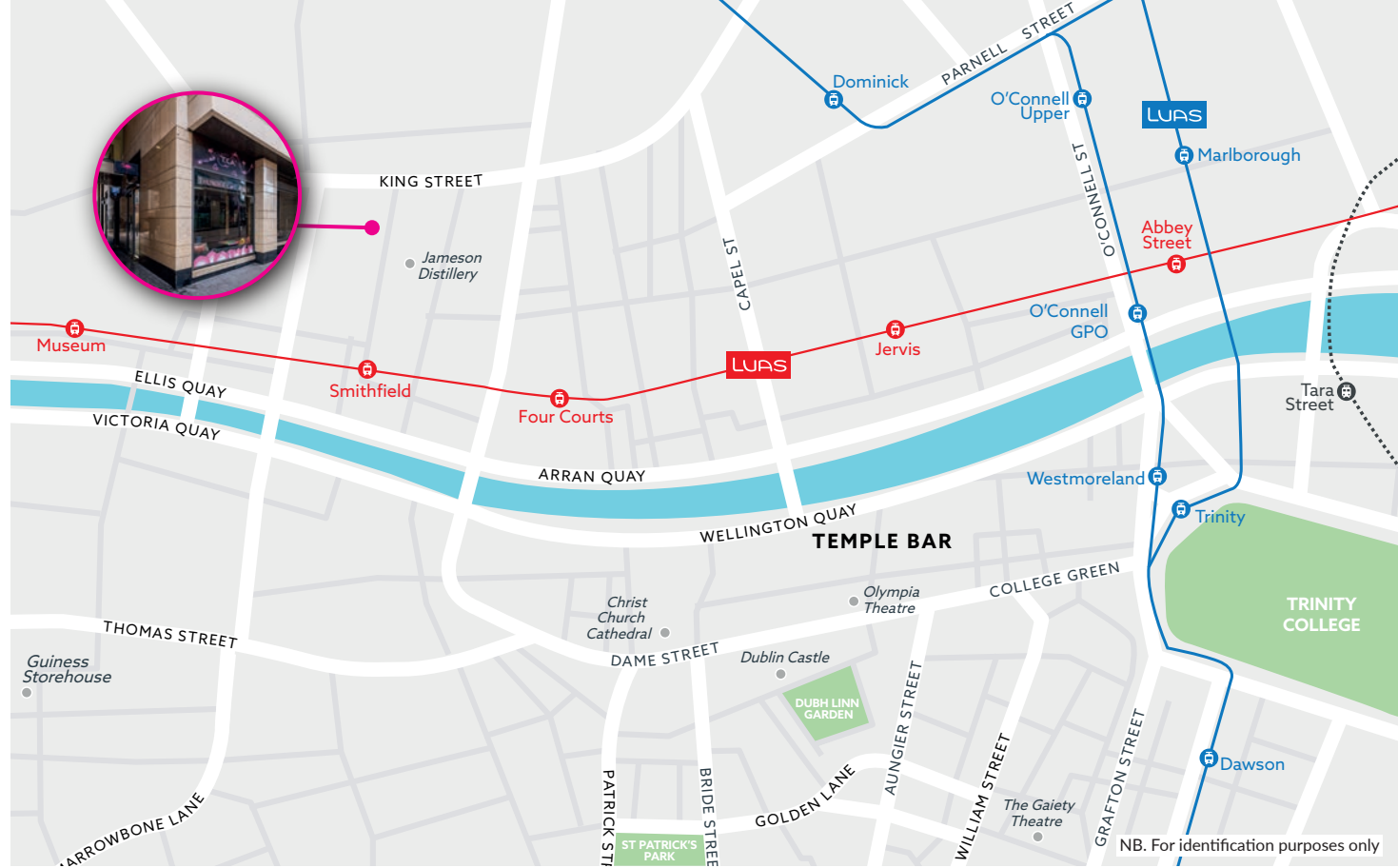
CITY CENTRE 15 min walk



LIGHTHOUSE CINEMA 1 min walk



VICAR STREET 15 min walk



DESCRIPTION

The subject property comprises a ground floor vacant restaurant unit stepped over ground and upper ground floors extending to approx. 125 sq.m (1,345 sq.ft). The property benefits from 1 secure car parking space located on level -3.

Internally the property comprises a reception/waiting area, main ground and upper ground sitting areas, a bar with tall seating area and a fitted kitchen. The property also benefits from;



2 W/C 1 with disabled access



Heating & cooling A/C



Kitchen equipment and pizza oven



The property is fitted for approx. 45 covers



Title

Please refer to agent.

Guide Price

€400,000.

VAT

Please refer to agent.

BER**Solicitor**

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Temple Bar,
Dublin 2
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HUGHES & ASSOCIATES
SOLICITORS

Viewings

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisers.

Agent Details

QRE Real Estate Advisers

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