

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

FOR SALE BY PRIVATE TREATY

EXTENSIVELY FITTED FREEHOLD LICENSED RESTAURANT
PROPERTY LOCATED IN A PRIME TRADING PITCH IN THE HEART
OF SANDYMOUNT VILLAGE

2A SANDYMOUNT GREEN, DUBLIN 4, D04 FN24
(formerly trading as Marios)



■ INDUSTRIAL ■ OFFICE ■ **RETAIL** ■ INVESTMENT
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

FOR SALE

www.agar.ie

AGAR
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- A superb opportunity to acquire a modern and excellently fitted out licensed restaurant premises, ready to trade overlooking Sandymount Green, in this affluent South County Dublin suburb.
- Located facing Sandymount Green, close to the junction with Clarendon and Sandymount Roads, with adjoining occupiers including Bujo, Sandymount House and O'Reilly's Pubs, Tesco, Brownes etc.
- Sandymount is a thriving village housing a wide variety of coffee shops, restaurants, bars and retailers alike.
- 2 storey Licensed Premises in total c.448 sq. meters GIA (approx. 4,821 sq. ft GIA).
- Income from first floor (part) plus attic letting to Platinum Pilates Studio, producing €20,000 per annum exclusive.



PRIVATE DINING ROOM



RESTAURANT

■ DESCRIPTION:

The ground floor comprises an extensively fitted restaurant, with bar area, and kitchen, preparation/stores to rear. Partially covered external and fully fitted dining area. Small enclosed rear yard.

First floor rear comprises a private dining room, staff accommodation and toilets.

There is self contained street access to first floor (front) and overhead converted attic presently let to Platinum Pilates Studio.

There exists considerable potential for additional external seating from March to September from Fridays to Sundays inclusive when the road is closed to traffic.

■ TITLE:

Freehold, and subject to a letting of the first floor (front) plus attic to Platinum Pilates for a term of 5 years from January 2024, subject to a rent of €20,000 per annum. Tenant liable for the payment of rates and landlords insurance.

NB Platinum Pilates tenancy not affected by the sale.

■ INVENTORY:

An inventory of trade fixtures, fittings and equipment to be included in a sale is available on request.

■ BER: C1. BER no. 800968794

■ VAT: We are advised that VAT will not be applicable to the proposed sale price.

■ PRICE: On Application

■ VIEWING: To view or for additional information contact Ben Pearson (bpearson@agar.ie)

VIEWING STRICTLY BY APPOINTMENT

