

# AGAR

COMMERCIAL PROPERTY CONSULTANTS  
ACQUISITION & DEVELOPMENT ADVISERS

RESTAURANT OPPORTUNITY  
THE PAVILLIONS, MARINE  
ROAD, DUN LAOGHAIRE,  
CO. DUBLIN.

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

**TO LET**

[www.agar.ie](http://www.agar.ie)

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

Tel: +353 1 213 7777  
Email: [info@agar.ie](mailto:info@agar.ie)

- High Profile and superbly located Restaurant opportunity in the heart of Dun Laoghaire; in "Shell" condition awaiting a tenants fit out.
- – Unit 4 Ground Floor & Basement  
– c 8,526 Sq. Ft.
- Planning Permission for Restaurant Use.



## ■ THE PREMISES:

Located in a high profile location on Marine Road, Dun Laoghaire, close to Dun Laoghaire Shopping Centre and with adjoining occupiers including Easons and O'Briens Wine Store.

Dun Laoghaire is a thriving coastal town, approx. 7 miles south of Dublin City Centre, and with excellent public transport links. A thriving commercial centre offering a wide range of shopping and commercial activities, enjoying a population of in excess 1 Million people within a 30 minute drive.

## ■ ACCOMMODATION:

Unit 4 Ground Floor & Basement c 8,626 Sq. Ft.

Unit 4 accommodation is presently in a "grey box" shell condition.

## ■ TERMS:

New 10 year lease to incorporate 5 yearly open market rent reviews.

Tenant liable for payment of all local authority rates, annual service charge and Landlords insurance.

■ **RENT:** €55,000 per annum, exclusive, subject to lease and proposed covenant.

■ **VAT:** Tenant liable for VAT on the rent.

■ **RATES:** Basement – Not yet rated.

■ **SERVICE CHARGE:** Unit 4 - €12,397 p.a. net of VAT.

■ **BER:** On Application

■ **VIEWING:** Strictly by Prior Appointment Only.

■ **CONTACT:** Ben Pearson – [bpearson@agar.ie](mailto:bpearson@agar.ie) – 01 2137777

**VIEWING STRICTLY BY APPOINTMENT**

