

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

Superb Restaurant Opportunity at
53 Harbour Road
Howth
Co. Dublin



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

TO LET

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**GROUND FLOOR C.158 SQM.
FIRST FLOOR C.157 SQM.**

- Outstanding restaurant opportunity occupying a superb trading pitch overlooking Howth Harbour.
- Established restaurant user.
- New lease – flexible terms.

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LOCATION:

- The property is located on the south side of Harbour Road, opposite Howth Yacht Club, with adjoining occupiers Beshoffs, Casa Pasta, Findlaters Bar, Aqua etc.
- The ground and the first floors comprise in total c315 Sq.M., with an established restaurant, user with all the initial first fix fit out works completed and ready to receive a tenant's fit out.

ACCOMMODATION

- Ground Floor c158 Sq.M.
- First Floor c157 Sq.M.
- Access Stairways

TERMS:

- The accommodation is available under a new long term lease with 5 yearly open market rent reviews – Tenant liable for payment of all local authority rates and landlords insurance.

RENT:

- On Application

VAT:

- Tenant liable for VAT applicable.

BER:

- On Application

VIEWING STRICTLY BY APPOINTMENT



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