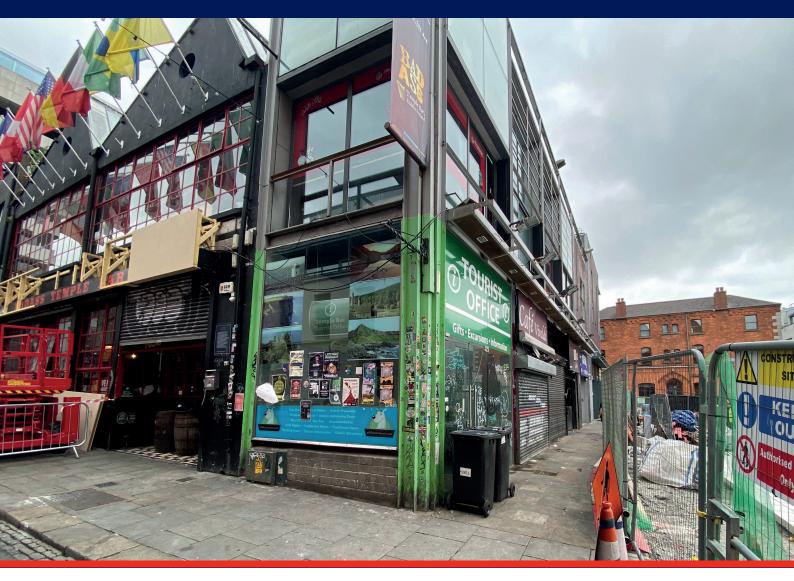


COMMERCIAL PROPERTY CONSULTANTS ACQUISITION & DEVELOPMENT ADVISERS FOR SALE by private treaty (in one or more lots)

Exceptionally well located Retail / Restaurant units in the heart of Temple Bar of interest to Investors and owner occupiers alike.

Units 4,5 & 6, Temple Bar Square, Dublin 2.



INDUSTRIAL = OFFICE = RETAIL = INVESTMENT DEVELOPMENT = PROFESSIONAL SERVICES

FOR SALE

www.agar.ie

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

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

- 3 self contained units situated on Temple Bar Square, forming it's junction with Crown Alley, and occupying 100% prime trading pitch within Temple Bar.
- Temple Bar is one of Dublin's most visited cultural and entertainment locations, with numerous restaurant and licensed public houses and enjoys a significant international reputation.
- Vacant possession of units 4 & 5 unit 6 subject to and with the benefit of existing tenancy therein.



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Unit 6

Unit 5

Unit 4

LOCATION:

High profile retail and restaurant units fronting Temple Bar Square, which is presently being re-developed and re-surfaced to increase pedestrian seating, with adjoining occupiers including The Quays Pub, McDonalds, Temple Bar Pub, Elephant & Castle.

The subject property comprises 3 units within the larger Temple Bar Square block, orginally developed in the early 1990's. Units 4 & 5 are located at ground floor, with Unit 6 at first floor level, presently occupied by the Bad Ass Cafe.

ACCOMODATION:

- UNIT 4 Formally trading as Cafe Vivaldi Ground Floor Cafe, with WC - c13.6 sq.m
- UNIT 5 Formally Tourist Office Ground Floor Unit - c13.6 sq.m
- UNIT 6 Presently let to Bad Ass Cafe First Floor Restaurant - c13.6 sq.m

TITLE:

The units are each held under 500 year leases from 1996. Units 4 & 5 are being offered For Sale subject to and with the benefit of vacant possession. Unit 6 is Let to Beneques Limited trading as Bad Ass Cafe for a term of 21 years from July 2011, subject to a current passing Rent of €12,000 oer annum exclusive. There are five yearly rent reviews, with the tenant liable for the payment of Rates and Landlord Insurance.

VAT: We are advised that VAT will NOT be applicable to the proposed purchase prices(s).

- BER: Unit 4 & 5 - Rating G (8008946100 Unit 6 - Rating C3
- PRICE: On Application
- **VIEWING:** To view or for further information contact Ben Pearson bpearson@agar.ie 012137777.

VIEWING STRICTLY BY APPOINTMENT 🖉



CHARTERED

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