

# AGAR

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](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)

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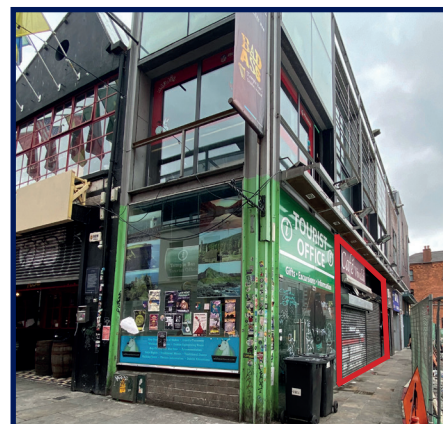
**Units 4,5 & 6, Temple Bar Square, Dublin 2.**



**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, originally 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](mailto:bpearson@agar.ie) 01 2137777.

**VIEWING STRICTLY BY APPOINTMENT**

