AGAR

COMMERCIAL PROPERTY CONSULTANTS

ACQUISITION & DEVELOPMENT ADVISERS

FOR SALE – BY WAY OF LEASEHOLD ASSIGNMENT

LEASEHOLD INTEREST IN FULLY FITTED AND READY TO TRADE RESTAURANT/TAKEAWAY UNIT

UNIT 4 ST. MARTIN'S HOUSE
UPPER BAGGOT STREET
DUBLIN 4

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

FOR SALE

www.agar.ie

AGAR
Suite 12 The Mall,
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Dublin 18

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- **Superbly fitted restaurant set out over ground and basement levels, and occupying a high profile trading site on Upper Baggot Street.**
- **Rear loading access – lease includes 2 car spaces in rear car park.**
- **Ground floor approx. 126 Sq. Metres. Basement c 60 Sq. Metres.**
- **Available immediately.**

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- **LOCATION:**
  The property is located in St. Martin's House on Upper Baggot Street, very close to its junction with Waterloo Road and enjoys a high volume of both pedestrian and vehicular traffic. Adjoining occupiers include Spar, Sprout, Insomnia, Donnybrook Fair etc., with both Boots and Tesco located directly opposite the property.

  The Restaurant is set out over ground and basement levels. The ground floor comprises an extensively fitted kitchen and seating, with the basement comprising a kitchen, cold and freezer rooms, office, storage and both public and staff toilets.

- **FIXTURES & FITTING:**
  An inventory of trade fixtures, fittings and equipment to be included in a proposed Sale is available on request.

- **TITLE / LEASE TERMS:**
  Held under a 15 year lease from February 2014, subject to 5 yearly open market rent reviews. Tenant liable for the payment of rates, service charge and Landlords insurance premium.

- **RENT:** The current rent payable is €110,000 per annum, plus VAT.

- **RATES:** For 2022: €20,609

- **BER:** On Application.

- **QUOTING PRICE / PREMIUM**
  Price in respect of the fitted unit, subject to Landlords consent, by way of assignment is available on request.

- **VIEWING:** To view or for more information contact
  Ben Pearson – bpearson@agar.ie – 01 2137777

VIEWING STRICTLY BY APPOINTMENT

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS the mark of property professionalism worldwide

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