

# AGAR

COMMERCIAL PROPERTY CONSULTANTS  
ACQUISITION & DEVELOPMENT ADVISERS

EXCITING LICENSED PREMISES/RESTAURANT  
OPPORTUNITY IN STEPASIDE VILLAGE, DUBLIN 18.

UNIT 9, STEPASIDE VILLAGE COMPLEX,  
ENNISKERRY ROAD, STEPASIDE, DUBLIN 18.



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

**TO LET**

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

AGAR  
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Beacon Court, Sandyford,  
Dublin 18

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

- Extensively fitted and in walk in condition with significant trading potential, both sit in and take out.
- Ground Floor & Basement comprising in total c. 400 sq. metres, with lift, together with external terrace seating /bar garden.
- New long term lease available.

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## ■ DESCRIPTION:

Stepaside Village is located in South County Dublin approx. 13km from the City Centre, with numerous well established, together with many new residential developments being located in the immediate vicinity, offering a significant food and beverage opportunity to an incoming tenant.

The property has been extensively fitted throughout offering a ground floor restaurant/bar of approx 80 covers, with lift access to the basement comprising a fitted kitchen, toilets, staff accommodation, wine store, cellar stores and cold room. To the rear there is an enclosed seating terrace, or beer garden. There are 4 car spaces available to an incoming tenant.

## ■ ACCOMMODATION:

	Sq.M.
Ground Floor Bar/Restaurant	225
Outside Terrace/Beer Garden	25
Basement – Kitchen, Stores etc	175
Total:	425

■ LICENCE: A full 7 day Publican's Licence attaches.

■ BER: E1 - BER no. 800217630

■ SERVICE CHARGES: approx. €1,900 Per Annum

## ■ TITLE:

Available under the terms of a new long term lease, to incorporate 5 yearly open market rent reviews. Incoming tenant liable for the repairs, payment of all local authority rates, annual service charge and annual landlords insurance premium.

■ RENT: €75,000 per annum exclusive, to be paid quarterly in advance.

■ VAT: An incoming tenant shall be liable for VAT charges applicable to the rent payable.

■ VIEWING: To view or for further information contact Ben Pearson (bpearson@agar.ie)

**VIEWING STRICTLY BY APPOINTMENT**

