

## FIRST FLOOR RESTAURANT OPPORTUNITY, THE GLENSIDE PUB, 20 LANDSCAPE ROAD, CHURCHTOWN, DUBLIN 14

BER D1



01-638 2700

- Excellent restaurant opportunity to trade from a well-established and busy south Dublin public house
- Large residential catchment in proximity to Churchtown, Rathfarnham and Dundrum
- Fully fitted restaurant with minimal investment required
- Floor area approximately 176 sqm (1,895 sqft)
- Ample surface car parking for patrons



## LOCATION

The property occupies an excellent trading location, situated on the first floor of the renowned Glenside Public House in Churchtown. The pub is located on the eastern side of Landscape Road situated between Churchtown Road Upper and Braemor Road in the heart of a large residential catchment which includes the south Dublin suburbs of Churchtown, Rathfarnham and Dundrum.

The property represents an excellent opportunity for restaurateurs as it is in turnkey condition which requires minimal initial investment. The restaurant would suit a variety of cuisines such as European, Asian or Indian.

## DESCRIPTION

The premises, which forms part of a detached two storey thatched building, incorporates a fully fitted restaurant located at first floor level, accessed via a staircase from the entrance on Landscape Road. The restaurant is fitted out to a very high standard to include part plastered and painted/wallpapered walls, dropped feature and spotlighting and wooden flooring. An open kitchen provides stainless steel fixture and fittings throughout. A store room with fridges/cold stores and office/staff area are located overhead. The entire enjoys ample customer car parking.

## ACCOMMODATION

Description	Sqm	Sqft
Restaurant	112.16	1,207.23
Kitchen	33.87	364.57
Store	21.95	236.27
Offices	8.07	88.66
<b>Total</b>	<b>176.05</b>	<b>1,894.99</b>

## RENT

On request.

## LEASE TERMS

Available to let on a short term basis.

## BER INFORMATION

BER: D1.

BER No. 800023376.

## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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