

## RESTAURANT OPPORTUNITY, GROUND FLOOR, SYCAMORE BUILDING, MEETING HOUSE SQUARE, TEMPLE BAR, DUBLIN 2



01-638 2700

- Excellent opportunity to trade in the heart of Dublin's Cultural Quarter, Temple Bar.
- Located on Meeting House Square an open space which facilitates festivals, performances, cinema screenings and a variety of cultural events.
- Restaurant opportunity with ground floor approx. 137 sqm and mezzanine approx. 57 sqm.
- Suitable for restaurant/café use.
- Neighbouring occupiers include The Irish Film Institute, Al Vesuvio and Porterhouse Temple Bar.



McGuigans City Vineyard in Meeting House Square

## LOCATION

Temple Bar, Dublin's Cultural Quarter is bounded by the River Liffey to the north, Fishamble Street to the west, Dame Street to the north and Trinity College/Westmoreland Street to the East. The area is a well renowned tourist destination attracting vast numbers of tourists and locals to the eclectic mix of boutiques, restaurants, coffee shop and bars. Meeting House Square is located in the heart of Temple Bar and provides an open covered or uncovered space facilitating a host of events throughout the year including cultural events, artisan food markets, cinema screenings and business and conference events. The well renowned Temple Bar food market takes place in Meeting House Square every Saturday.

## DESCRIPTION

The restaurant is located on the ground floor of Sycamore Building, a mixed use commercial building with excellent frontage onto Meeting House Square. The restaurant, which can be accessed from both Meeting House Square and Sycamore Street, is laid out over ground floor and part mezzanine level. There is a customer seating area and kitchen on ground floor and further seating area/balcony and customer wc at mezzanine level. An area for external seating is provided on Meeting House Square.

## ACCOMMODATION

Description	Sqm	Sqft
Ground	137	1,475
Mezzanine	57	614
<b>Total</b>	<b>194</b>	<b>2,089</b>

## LEASE

The property is available to let on a long term lease agreement subject to five yearly reviews.

## RENT

€125,000 per annum.

## LOCAL AUTHORITY RATES

Rates liability 2017: €13,596.60

## BUILDING INSURANCE

Building Insurance 2017: €824.

## BER INFORMATION

BER: E2.

BER No. 800577967.

EPI: 1381.49 kWh/m<sup>2</sup>/yr.

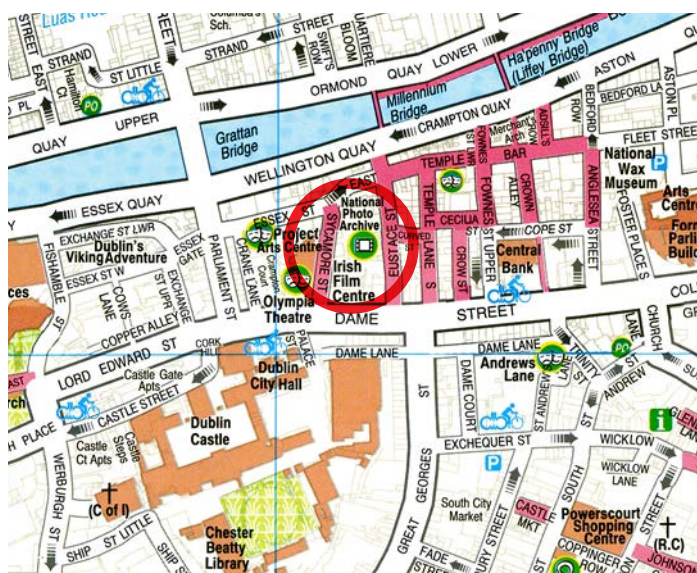
## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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