

Morrissey's

Lisney

TO LET

LANDMARK, SOUTH SUBURBAN LICENSED PREMISES

FLASH HARRY'S, 20/22 TEMPLE ROAD, BLACKROCK, CO DUBLIN



01 638 2700

- Modern purpose-built 7-day Licensed Premises extending to approx. 400.65 sqm (4,313 sqft) GIA
- Enjoys a high-volume food and beverage trade
- Centrally positioned within the Centre of Blackrock village and its affluent, densely populated surrounding suburbs
- Presented throughout in 'Turn-Key' Trading condition following a recent refurbishment
- Benefits from an adjoining enclosed Beer Garden / Smoking area





LOCATION

Flash Harry's offers a rare licensed premises leasing opportunity for an operator to occupy a large turn key Dublin unit enjoying a high volume food and beverage trade.

Internally the property enjoys an impressive fit out having been completely refurbished by the current owners in recent years. The accommodation now comprises a ground floor lounge bar and kitchen with rear yard and beer garden to the side which is held under leasehold title at an annual rent of €15,000 p.a. There is restaurant seating to first floor level and cold room and stores to basement level.

The property occupies a prominent trading location in the heart of Blackrock village adjacent to Blackrock Dart Station within one of the most sought-after residential areas of the city.

The property fronts on to the Main Street with its many shops and restaurants and is within close proximity to the recently redeveloped Blackrock and Frascati Shopping Centers

Blackrock has witnessed significant investment in recent years with several office and residential developments currently under construction as well as the investment into both shopping centers. All of which should increase the customer base for the subject business in the coming years.

Flash Harry's presents an ideal opportunity to operate a large impressive south Dublin licensed premises enjoying a high-volume business that can be expanded as the immediate area continues to undergo rejuvenation.

LEASE TERMS

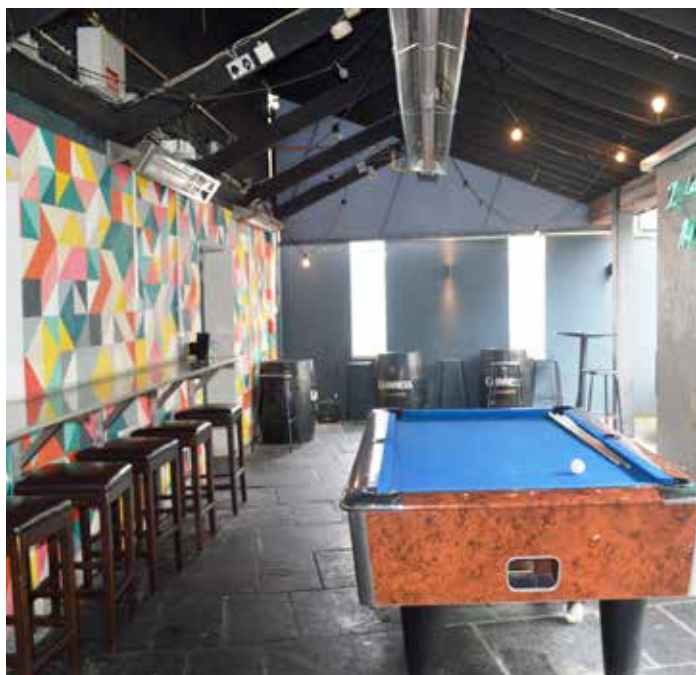
Flash Harry's Building - Long Lease (10 years plus) Quoting Rent - €70,000 p.a

Beer Garden – New Sub Lease to be created at €15,000 p.a

Combined Quoting Rent - €85,000

ACCOMMODATION

Description	Gia Sqm Approx
Ground Floor	178.19
Lounge Bar	
First Floor	165.25
Restaurant Seating	
Ladies And Gentleman's Toilets	
Basement	58.21
Cellar, Coldroom & Bottle Stores	
Total:	400.16
Ground Floor Level Beer Garden	114.46
Rear Yard	40.16



TITLE

Flash Harrys Building and Rear Yard	Freehold
Beer Garden	Leasehold (available via a Sub Lease)

LICENCE

License	Ordinary 7-day Publicans licence
RV	€110,000
RV Multiplier	0.1732
Rates Bill	€19,052

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole Letting agent Lisney.

Further details and viewing through Sole Agents

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