

TO LET

Units A-D



**SWAN**  
RATHMINES

# UNIQUE RESTAURANT OPPORTUNITIES



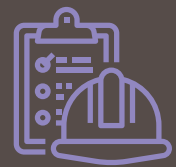
Unique restaurant opportunities



Café unit with corner profile



Retail unit with significant presence onto busy mall



Shell & Core Handover



Located in the Heart of Rathmines.



3 kilometres south of the City Centre



Easily accessible from all major transportation links



Luas Stations at Ranelagh and Beechwood within 10 minutes walk



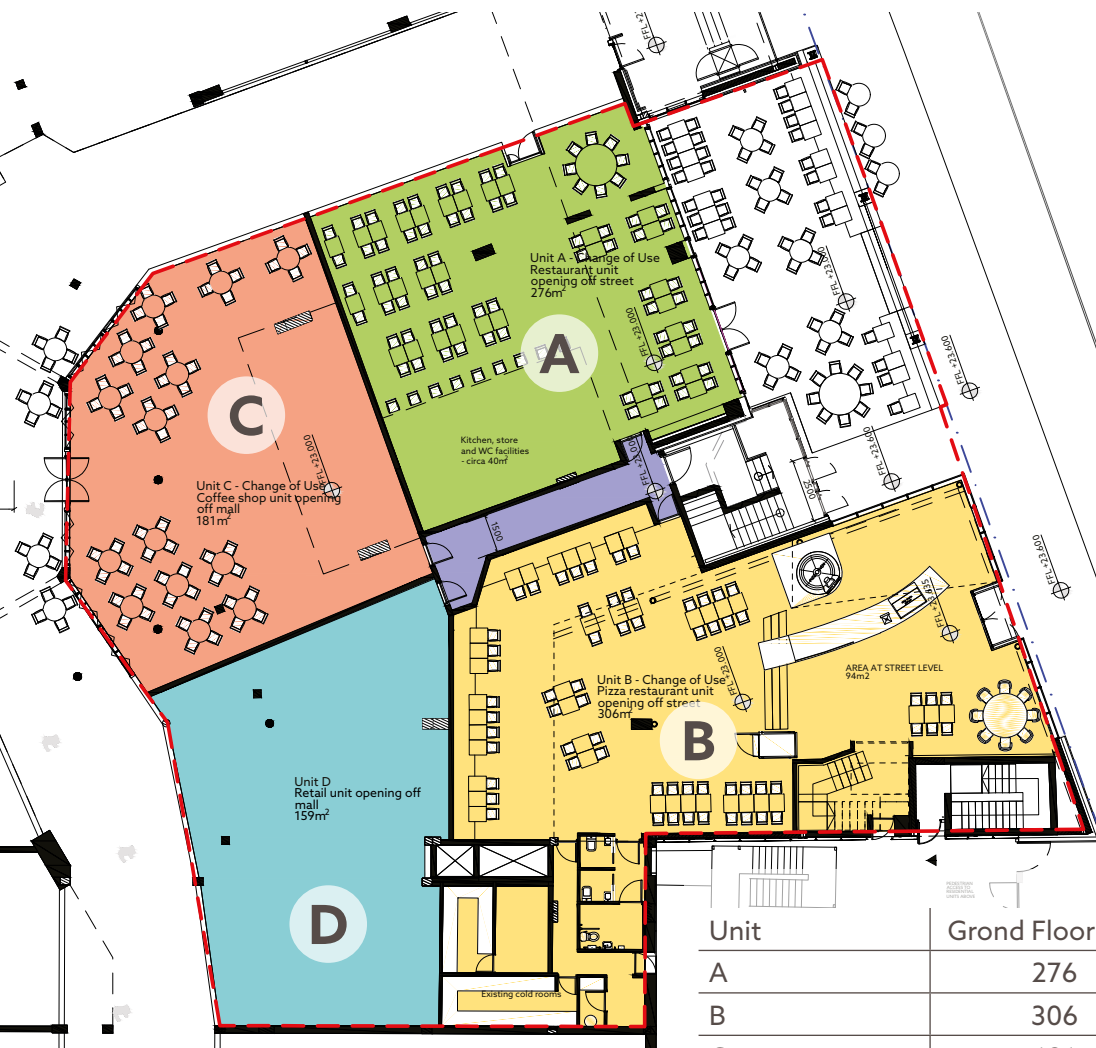
20 minutes' walk from the City Centre



199,766 people within a 2 mile catchment area\*

## CATCHMENT & DEMOGRAPHICS

- 84,000 affluent A and B profile catchment within 2 mile radius
- 47% of 2 mile catchment aged between 20-39
- 26,747 students within a 2 mile radius



## UNITS

**A**

Restaurant with significant outdoor seating area which could be enclosed by operator.

**B**

Restaurant which benefits from retained M&E and Cold room accommodation.

**C**

Café unit with high profile corner frontage.

**D**

Well proportioned retail unit with significant presence onto busy mall.

Indicative layouts.  
Shell and core specification.

Unit	Grond Floor Sq M	Mezznine Level Sq M
A	276	-
B	306	70
C	181	-
D (Retail Unit)	159	-



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