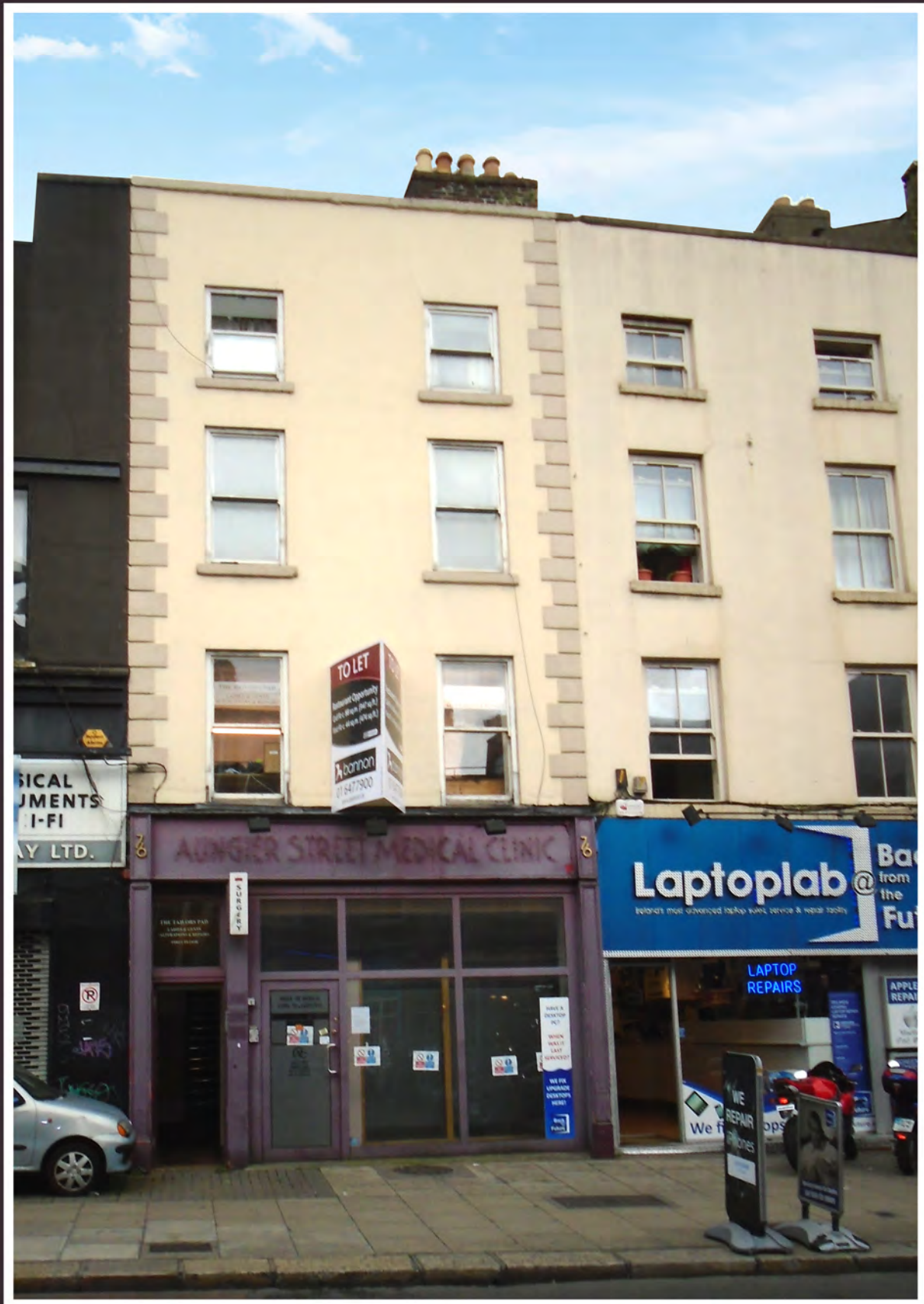


TO LET

76 Aungier Street, Dublin 2



High Profile City Centre Restaurant Unit



TO LET

76 AUNGIER ST. DUBLIN 2

SUMMARY

High Profile City Centre Restaurant Unit

Full Planning Permission for Restaurant Use

Ground Floor area of c.88 sq.m (947 sq.ft)
with a First Floor area of c.33 sq.m (355 sq.ft)

Located on Aungier Street, benefitting
from high levels of passing footfall

Neighbouring occupiers include Govindas,
Darwins, Whitefriar Grill, Capitol Bar, Wolf
& Spoon, Dunnes Stores, and Dublin
Business School

BER Rating: Exempt

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LOCATION

The property is situated on the western side of Aungier Street in the heart of Dublin City Centre, in the retail and leisure core of Dublin 2

A large variety of cafés, bars, restaurants and shops are located within the immediate area

Neighbouring occupiers include Govindas, Darwins, Tamarama, Whitefriar Grill, Capitol Bar, Wolf & Spoon, Dunnes Stores, and Dublin Business School

Ample public transport services including Luas, numerous bus routes and Dublin Bike are within walking distance



TO LET

76 AUNGIER ST.
DUBLIN 2

LEASE

Available immediately by way of a new long term lease

LOCAL AUTHORITY RATES

We understand that the Local Authority Rates payable for 2016 are approximately €6,835.2. Further details are available at: www.valoff.ie

VIEWING

Strictly by appointment only

QUOTING RENT

On application



DESCRIPTION

Two storey building comprising a ground area of c.88 sq.m and first floor area of c.33.sq.m

Ground and first floor Restaurant unit

Potential for external seating subject to licence

Benefit of Restaurant use

BER Rating: Exempt

Floor Areas (GIA)

Floor	sq.m.	sq.ft.
Ground	88	947
First	33	355
Total	121	1,302

Floor Plans (PDF)





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