

summary

location

details

legal streetview



- For Sale by Private Treaty
- · High profile corner building
- · Licenced Premises, Restaurant and Nightclub
- · Significant potential for additional/other uses in the building
- o Approx. 872 sq.m (GIA) over two floors with rear yard
- o Building frontage of 26 metres to Temple Road
- Building frontage of 10 metres to Carysfort Avenue
- BER Rating : D1 : BER D1



Tel: +353 1 6477900

These particulars are issued by Bannon and our joint agent on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon and our joint agent, for themselves and for the vendor/lessor whose agents they are, give notice that: (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon and our joint agent nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordance Survey Ireland Licence No. AU00470011 - Government of Ireland. All prices are quoted exclusive of VAT - interested parties are advised to seek their own VAT advice. Bannon PSRA Licence No. 001830



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Blackrock is an affluent coastal surburb 8km south of Dublin City centre

Population of 28,070 (Population Census 2011)

"Tonic" is located at the junction of Carysfort Avenue and Temple Road

Close proximity to Blackrock Main Street in the heart of Blackrock Village

Surrounding occupiers include Mackens Pharmacy, Spar and Centra

Major local employers include Zurich Insurance and The Blackrock Clinic

Further details are available at Dun Laoghaire Rathdown Chamber of Commerce

Excellent transport links from Blackrock to Dublin City Centre: Irish Rail & Dublin Bus



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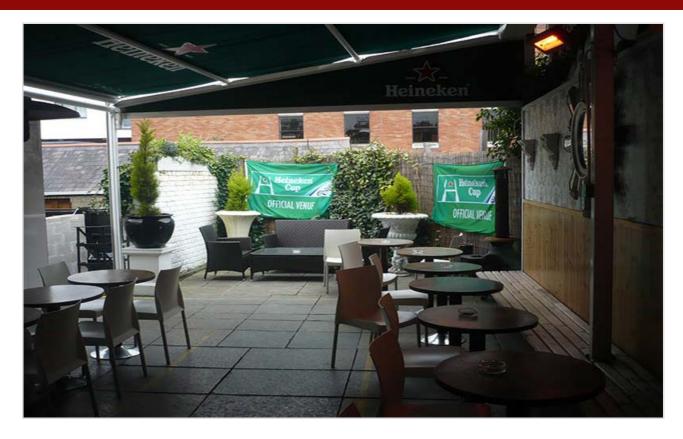


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High profile location at the junction of Temple Road and Carysfort Avenue

Currently trading as Tonic Public House, Suite 54 Nightclub and The Village Bistro

Certified trading particulars are available on request from the joint agents

The premises continues to trade successfully. Vacant possession of the property will be provided on completion of a sale

Significant potential to accommodate other uses by subdivision

Medium term re-development potential

Site of approx 0.032 ha. (0.08 acres)

Zoning allows for "Mixed Use District Centre Facilities"

Accommodation

Floor	Use	sq m	sq ft
Ground Floor	Public House	330	3,552
Ground Floor	Restaurant	160	1,723
First Floor	Nightclub	382	4,112

^{*}Gross Internal Area

Building Energy Rating

BER Rating: D1

BER No: 800174690

Energy Performance Indicator: 1071.34 kWh/m2/yr



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Zoning

Zoned Objective DC - "To protect, provide for and/or improve mixed-use district centre facilities" under the Dun Laoghaire Rathdown County Council Development Plan 2010-2016

Permitted uses include educational, medical, leisure, Office, residential, restaurant and convenience store

Further details are available at: www.dlrcoco.ie



View zoning map

Local Authority Rates

We understand that the Local Authority Rates payable on the entire unit for 2013 are approximately €45,000

Further details are available at: www.valoff.ie

Title

We understand the property is held freehold

Solicitor

Hugh McGroddy WJ. Brennan & Co. 33 Upper Merrion Street Dublin 2

Tel: 01 440 4890

www.williamjbrennan.com

Viewing

Strictly by appointment with the joint agents

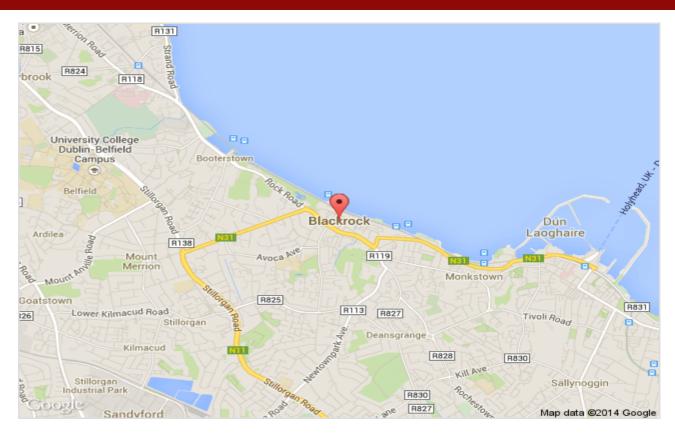


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