



To Let - Café/Restaurant Opportunity

# COFFEE POD, MEAKSTOWN COMMERCIAL CENTRE, FINGLAS, DUBLIN 11

## Location:

The subject unit is planned to the west of the existing development in the car park of the Meakstown Commercial Centre. The centre is situated just off the Melville Road to the eastern side of St. Margaret's Road, opposite Century Business Park and approximately 400m from the junction with Charlestown Shopping Centre.

Meakstown is a north city centre suburb, located approximately 8km Dublin city. The surrounding area comprises of a number of commercial and residential developments. The area is conveniently accessible to the M50 motorway and N2 providing direct access to Dublin Airport, City Centre and Dublin's Port Tunnel. It is also well served by public transport with numerous Dublin Bus routes in the area.

Surrounding occupiers in the centre include Hickeys Pharmacy, Eurospar, Boylesports and U Store.

## Property Description:

The subject property shall comprise of an attractive modern standalone café/restaurant unit extending to approximately 164.5 sq. m (1,770 sq. ft) in total.

The unit benefits from full planning permission for café/restaurant use. Ref (F18A/0281)



## Local Authority Rates:

To be confirmed

## Service Charge:

To be confirmed

## BER

Property not applicable

## Quoting Rent

€50,000 per annum

## Lease Terms

Available on flexible new lease terms. The tenant shall be liable for the local authority rates, service charge and insurance, in the normal manner.

## Floorplans

Available on request

## For further information please contact:

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