

For Sale: Investment Opportunity

113 Main Street, Bray, Co. Wicklow



Property Highlights

- Excellent commercial opportunity located in the heart of Bray Main Street.
- The property comprises a three storey mid terrace building extending to approx. 268 sq m (2,889 sq ft) in total.
- The ground floor retail space comprises 124 sq m (1,339 sq ft) with the remainder on the upper floors.
- The ground floor currently comprises a fully fitted restaurant seating area and bar with the upper floors containing a private function room, a fitted kitchen, office space, dry storage along with staff facilities.
- Notable nearby occupiers include Dunnes Stores, Subway, 3 Mobile, Boots, Vodafone, Claire's and many more.

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PSRA No. 00222

Location

Bray is one of Wicklow's most Vibrant towns benefiting from it's sea front profile and has an urban and rural population of 32,600 persons (2016 census population). The M11 motorway from Dublin to Bray gives further rapid expansion of the town to join the already substantial retail and commercial developments that have occurred over the past number of years. Bray is approximately 23.1 km south of Dublin City Centre and approximately 29.3 km north of Wicklow Town.

This strategic location of 113, on Bray's Main Street offers occupiers a prime position in the centre of Bray's retail heart. The property is situated at the northern end of the Main Street and with quick pedestrian access to The new Bray Town Centre development which will soon provide a further busy retail offering.

Description

The property extends approx. 268 sq m (2,889 sq ft) over 3 floors. The Ground Floor extends to 124 sq m (1,339 sq ft) comprising a fully fitted restaurant; seating area and bar and WC facilities. There is also a yard to the rear which could be utilised as a smoking area.

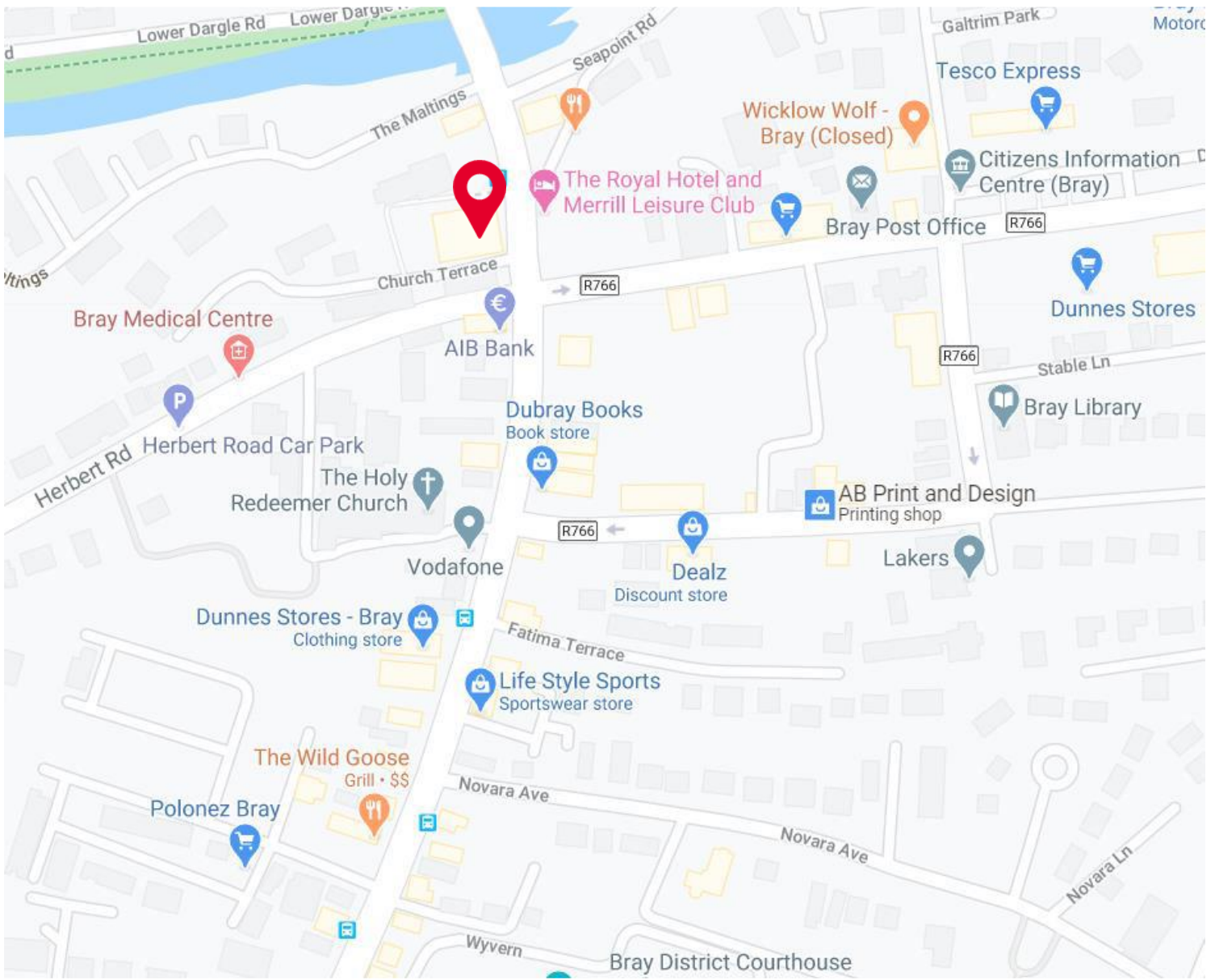
The upper floors are accessed internally or separately off the Main Street. The first floor comprises a private function room with seating area and bar extending to 47.99 sq m (517 Sq ft) along with a fully fitted kitchen space on the second floor. There is a food lift which links the ground floor to the kitchen.

The top floor totals 51.23 sq m (551 sq ft) of office and storage space. The property is fitted out in its previous use and equipment forms part of the disposal.

Floor	Size sq m (sq ft)
Ground	124.36 (1,339 Sq ft)
First	47.99 (517 Sq ft)
Second	44.82 (482 Sq ft)
Third	51.23 (551 Sq ft)
Total	268.40 (2,889 Sq ft)

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.





Tenancy

The property is available with full vacant possession with the benefit of the fit out in place.

Tenure

The property is held under a freehold title

Rates

€6,922.30

Guide Price

Seeking offers in excess of €500,000 exclusive of purchasers costs

BER details

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BER No. 800687840



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