

To Let – Café Opportunity

67 Charlemont Street, Dublin 2



Property Highlights

- City centre café / food & beverage opportunity located within an area undergoing significant development.
- Ground floor extends to 67.26 sq m (724 sq ft) with substantial basement commercial kitchen space extending to 81.66 sq m (879 sq ft).
- Basement would be suitable for dark / ghost kitchen / bakery etc.
- Planning permission in place for Food Use.
- Located directly across from Charlemont Square, a new mixed-use development comprising office, residential and retail space.

Property Description

The property is laid out over ground floor and basement level. The ground floor has direct access onto Charlemont Street benefitting from a fully glazed shop front providing superb natural light internally. The impressive basement in its current form provides a kitchen, staff area, storage and W.C. facilities for both staff and customers. The property extends to approximately 148.98 sq. m. (1,603 sq. ft.) in total over ground and basement.

Contact:

Caroline O' Connor
Caroline.oconnor@cushwake.com
Tel: 01 639 9203

Anna Gilmartin
Anna.gilmartin@cushwake.com
Tel: 01 639 9300

Cushman & Wakefield
164 Shelbourne Road
Ballsbridge,
Dublin 4
Ireland
Tel: +353 (0)1 639 9300



To Let – Café Opportunity

67 Charlemont Street, Dublin 2



Location

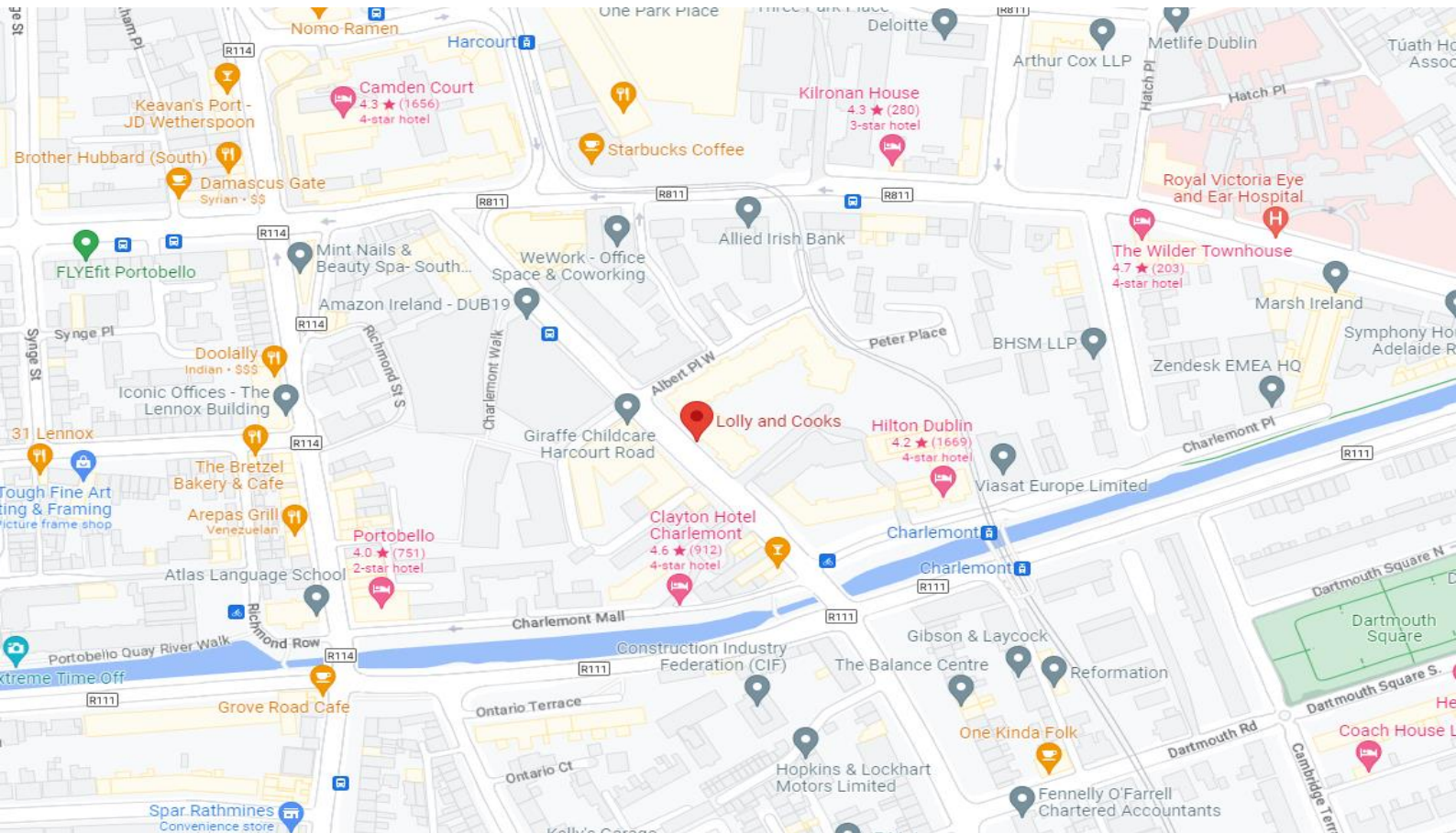
67 Charlemont Street comprises a food & beverage unit fronting onto Charlemont Street, benefitting from a high level of passing traffic. The property is situated in the traditional CBD just south of St. Stephen's Green, with a significant number of large-scale office, hotel and residential developments in the immediate area, both newly development and under construction. The subject property is located directly across from Charlemont Square – a new mixed use development comprising 355,000 sq. ft. of office space, 30,000 sq. ft. of retail space and 280 apartments. Tesco Express is set to open within the complex shortly. Other neighbouring occupiers include Sam McCauley's Pharmacy, Centra, WeWork, Clayton Hotel and Hilton Hotel. The property is well serviced by public transport, conveniently located between Charlemont and Harcourt Luas stops. Dublin Bus routes and Dublin Bike stations are also located in the immediate vicinity.

Schedule of Accommodation

Floor	Sq M	Sq Ft
Ground floor	67.28	724
Basement	81.7	879
Total	148.98	1,603

Term

The subject property is available on a new long-term lease.



Quoting Rent

€45,000 p.a.x.

BER Details

BER: D1

BER No: 8007029995



Service Charge & Rates

We understand the 2023 service charge for the subject unit payable equate to approx. €2,071.07

2022 commercial rates payable were approximately €6,834

A full copy of our general brochure conditions can be viewed on our website at <https://property.cushmanwakefield.ie/disclaimer>, or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222.