

To Let: Café / Restaurant Opportunity

Unit 4B Montague Street, Dublin



Property Highlights

- Excellent food & beverage opportunity situated in Dublin's City Centre.
- Suitable for cafe / restaurant use.
- Available by way of long-term lease.
- Unit 4b extends to approximately 700 sq. ft. / 65.03 sq. m

Description

This unique opportunity to trade on the quaint Montague Street presents itself to the market. The unit previously traded as café / restaurant and planning permission is in place for same. The central Dublin 2 location is widely sought after as the surrounding area benefits from a high level of footfall from morning till night, situated in the heart of Dublin's Cultural Quarter. Some notable nearby occupiers include Meltdown, Green Bench Café, Wishbone, Whelan's, Icon Health Club, Butler's Pantry, Russell Court Hotel and Keavan's Port Hotel.

Contact

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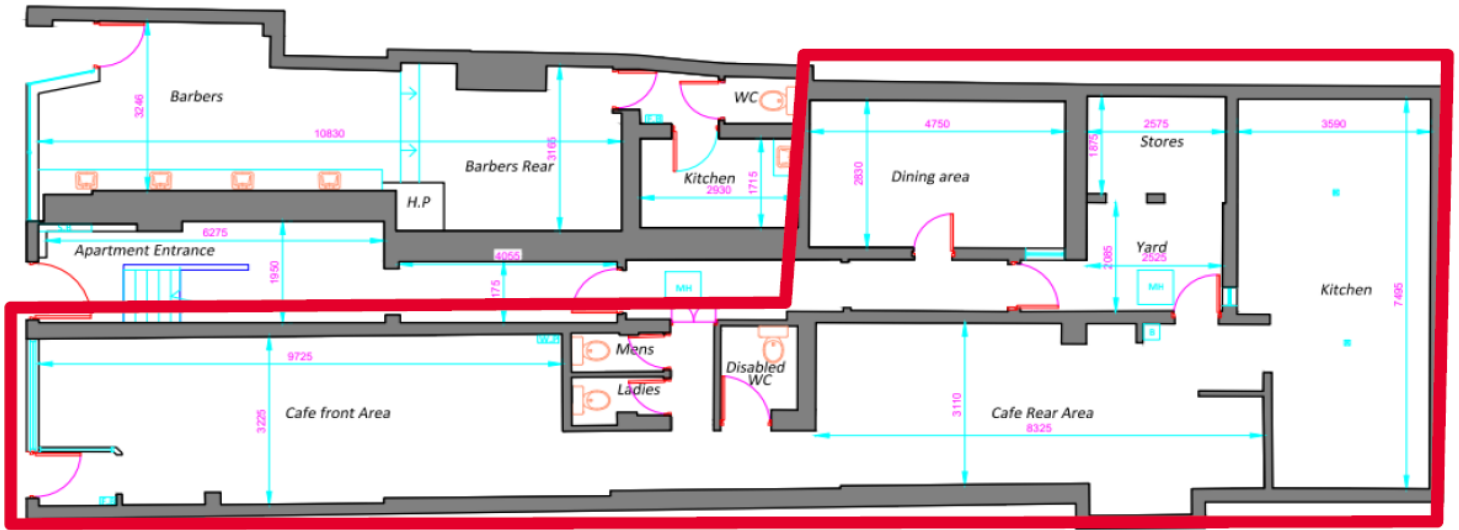
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Location

Unit 4b is located on the prominent and very desirable Montague Street. St. Stephens Green LUAS station is less than a 5 min walk away affording access to Dublin's major retail streets, shopping malls, residential and office hubs, public parks and many other leisure facilities.

The surrounding area is well served by public transport links such as multiple Dublin Bus routes and the LUAS and Dublin Bikes.



Schedule of Accommodation

| Unit | Sq. M | Sq. Ft |
|---------|-------|--------|
| Unit 4b | 65.03 | 700 |

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

Quoting Rent

Unit 4b has a quoting rent of €45,000 p.a.

Term

The subject property is available on leasehold terms.

Viewing

Strictly by appointment only through leasing agents Cushman & Wakefield.

Commercial Rates

Commercial Rates for 2022 for this unit are €4,926 p.a.

A full copy of our general brochure conditions can be viewed on our website [here](#), 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