

FOR SALE

LEASEHOLD INTEREST

Toasted,

Unit 3 College Court, Lower Kevin Street, Dublin 8



Easily managed coffee shop with short trading hours



Owens Commercial

18 Fitzwilliam Square, Dublin 2.

Tel: (01) 661 2383 | Fax: (01) 662 4906

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Location

The Property is located in a parade of shops on Lower Kevin Street close to its junction with Wexford Street and Aungier Street, in Dublin 8. Adjoining occupiers include Starbucks coffee and Boojum Mexican Take Away. The property is also close to DIT colleges of Kevin Street and Aungier Street and Bishop Square offices. The business benefits from the surrounding densely populated office and residential district.

Description

The property comprises a recently refurbished, modern, fully fitted coffee shop of 45.4 sq.m. with serve over counter, seating for 20 persons and customer and staff toilets. The shop has air conditioning, three phase power and an electric roller shutter grill and alarm system.

Accommodation

Ground Floor	Sq.m.
Coffee Shop	45.4
Customer and staff toilets	

Turnover

The business currently enjoys a turnover of €5,000 per week. Certified turnover figures are available on request.

Fixtures, Fittings & Equipment

An inventory of fixtures, fittings and equipment included in the sale is available on request.

Title

The property is held on a 20 year lease with 5 year rent reviews from 25 May 30 1998 subject to a current rent of €13,200 p.a. Rates €4,760 p.a. Insurance €758 p.a.

Trading Hours

The current trading hours are 7.30 a.m. -3.00 pm. Mon -Fri

Price

€75,000

Contact

Philip Owens

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