

# FOR SALE

## LEASEHOLD INTEREST

# Subway

Unit 322 Blanchardstown Shopping Centre, Blanchardstown,  
Dublin 15



Thriving Sandwich Bar



### Owens Commercial

18 Fitzwilliam Square, Dublin 2.

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

info@owenscommercial.ie | www.owenscommercial.ie

PSRA 001147



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### Location

The property occupies an excellent trading position in an external unit of Blanchardstown Shopping Centre. The unit adjoins Eddie Rockets, Burger King and is opposite TGI Fridays and Leisureplex. The unit also has easy access to the car parks. Blanchardstown Centre is located 10 KM North West of Dublin City Centre.

### Description

The property comprises a fully fitted subway sandwich shop of 55.9 sq.m. with serve over counter, preparation kitchen and seating for 20 people. To the rear there are customer and staff toilets and a store of 2.69 sq.m. with rear access to a service corridor. There is also attic storage. The shop has air conditioning and a plate glass display window and alarm.

### Accommodation

|              |       |
|--------------|-------|
| Ground Floor | Sq.m. |
| Shop         | 55.9  |
| Toilets      |       |
| Store        | 2.69  |

### Turnover

The business has a turnover of €620,000 p.a. Turnover figures are available on request.

### Fixtures, Fittings and Equipment

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

### Title

The property is held on a 25 year lease with 5 year rent reviews from 1 April 1998 subject to a current rent of €50,000 p.a. plus service charge.

### Rates

The current rates payable are €5,800 p.a.

### Trading Hours

The current trading hours are 8.00 -9.00 Monday -Saturday 11.00 -8.00 Sunday

### Price

€200,000

### Contact

Philip Owens

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