

TO LET

Restaurant

43 Kinvara Park

Navan Road, Dublin 7



Attractive newly built ground floor Restaurant of
105.8 Sq.m. with Kitchen 35.67 Sq.m.



Owens Commercial

18 Fitzwilliam Square, Dublin 2.

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

info@owenscommercial.ie | www.owenscommercial.ie

PSRA 001147



Owens Commercial

18 Fitzwilliam Square, Dublin 2.

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

info@owenscommercial.ie | www.owenscommercial.ie

PSRA 001147

Location

The property is in a parade of shops on Kinvara Park, close to its junction with Kinvara Avenue, Off the Navan Road in Dublin 7. Adjoining occupiers include Meaghers Pharmacy and Mace Convenience Store. Navan Road is a busy Urban Thoroughfare with easy access to the city centre, and M50 and N3 Motorways. The property is surrounded by a large residential catchment area. It is also close to schools, The Phoenix Park, several bus routes as well as Ashtown train Station and Broombridge Luas stop. It is located approximately 4 Km north west of Dublin City Centre.

Description

The property comprises a newly built ground floor restaurant of 105.8 Square metres, with a kitchen area of 35.67 square metres and Ladies and Gents and Staff toilets. The restaurant has recessed spot lighting, an attractive brick original fireplace and wall and a large skylight over the seating area. To the rear there is access to a Bin storage area and a service lane way. At the front there a parking forecourt for several cars. The restaurant and Kitchen have services to one point for specified tenant fit out. The toilets are fully fitted out to a high specification.

Accommodation

Ground Floor	Sq.M.
Restaurant	105.8
Kitchen	35.67
Ladies, Gents and Staff toilets	

Services

Mains Drainage, Mains Gas, Three Phase Power.

Plans and Specifications

Plans and specifications are available on request.

Lease Terms

The restaurant is available on a new 25-year lease with 5-year rent reviews.

Rent

€55,000 p.a.

Contact

Philip Owens

These particulars do not constitute any part of an offer or contract. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, dimensions, references to the condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. The reference to any or equipment at the Property shall not constitute a representative as to its state or condition or that it is capable of fulfilling its intended function. No omission, accidental error or misdescription shall be ground for a claim neither for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. Neither the company nor anyone on its behalf is authorised to bind the company or its client(s) in any manner whether to a contract or as to any representation or warranty or otherwise. Prices are quoted exclusive of VAT, purchasers/Tenants shall be liable for any VAT arising on the transaction.