

For Sale - Leasehold interest

Wallace Taverna

24 Lower Ormond Quay

Dublin 1

Fully fitted leasehold restaurant seating 130 persons



Owens Commercial

38-39 Fitzwilliam Square, Dublin 2, D02 NX53

M: 087 2514804 | O: 01 6612383

philip@owenscommercial.ie | www.owenscommercial.ie

PSRA 001147



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Location:

The property occupies a prominent trading position on Lower Ormond Quay facing the river Liffey adjoining The Millennium Walkway opposite the Millennium pedestrian Bridge, in Dublin 1. It is close to Temple Bar and the Henry Street Shopping district and is close to all city centre facilities and amenities including bus routes, Luas, and DART.

Description:

The property comprises a two storey over basement modern restaurant with seating for 50 persons on the ground floor and seating for 50 persons on the first floor together with outside seating for 30 persons. On the ground floor there is an entrance area, main bar, disabled toilet and service kitchen and seating area for 50 persons together with outside seating for 30 persons. On the first floor there is a service kitchen, small bar and ladies and gents toilets and seating area of 50 persons. In the basement there is a fully fitted kitchen with staff changing rooms and toilets and a dry store.

Accommodation:

Ground Floor	Sq.m.
Restaurant - Entrance Main bar, disabled toilet and service kitchen outside seating	112
First Floor	
Restaurant - Service kitchen, small bar, ladies and gents' toilets	121
Basement	
Kitchen - Changing room, staff toilets, and dry goods store	124

Title:

The property is held on a 10-year lease with 5-year rent reviews from 1 September 2023 subject to a current rent of €70,000 per year.

Turnover:

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.

Rates:

The current rates payable are approximately €10,000 per year.

Insurance:

The current building insurance payable is approximately €4,000 per year.

Price:

€210,000

Contact:

Philip Owens (087 251 4804)

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.