

# For sale -Freehold

23 Benburb street & 35 Blackhall Place  
Dublin 7



Refurbished freehold mixed use property with a ground floor restaurant seating 45 persons with separate access overhead to an attractive one bedroom apartment and a studio apartment



**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 city centre trading position on the corner of Benburb Street and Blackhall Place, close to Smithfield and Collins Barracks adjoining the Luas Red line. The property is adjacent to the Law Society of Ireland with the benefit of hundreds of students and staff on campus daily. The property is close to numerous new city centre apartments in a much sought after residential location. It also adjoins the Hendrick, Easy Hotel and Aishling hotel and many tourist attractions. It benefits from close proximity to Smithfield, Luas, The Four Courts and Central Courts, and several bus routes and numerous other city centre facilities and amenities.

### Description:

The property is a recently refurbished mixed-use property comprising an attractive ground floor restaurant seating 45 persons with outside seating, a rear kitchen, Ladies and Gents toilets and stores and enclosed yard. Overhead there is separate access to a recently refurbished one bedroom apartment and a studio apartment with the benefit of vacant possession and having valuable income potential. The restaurant previously traded as Wuff daytime and evening restaurant and is now trading with the same owners as Spread daytime restaurant only. The property is suitable for a variety of restaurant types for both daytime and evening uses for owner occupation or investment.

### Accommodation:

Ground Floor	Sq.m.
Restaurant	55.3
Kitchen	20.05
Ladies and gents toilets	
Store	5.7
rear store and enclosed yard	

### First Floor

One bedroom apartment

Studio apartment

### Turnover:

Certified 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:

Freehold

### Price:

€750,000

### Contact:

Philip Owens 087 2514804

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