

**TO
LET**

**66 GEORGE'S STREET
UPPER**

**DÚN LAOGHAIRE
CO. DUBLIN
A96 WF53**



RESTAURANT / RETAIL OPPORTUNITY IN DÚN LAOGHAIRE

ACCOMMODATION C. 120 SQ.M / 1,300 SQ. FT.

SITUATED ON GEORGE'S STREET UPPER NEXT TO THE PEOPLE'S PARK AND WITHIN WALKING DISTANCE OF NEARBY GLASTHULE VILLAGE.

WELL POSITIONED FOR FOOTFALL AND WITHIN CLOSE PROXIMITY TO BUS ROUTES AND DART STATIONS.

**F.J. Frisby
& Associates**
Commercial Property Specialists

PSRA 002980

LOCATION

The property is located on the busy George's Street Upper which is home to many shops, restaurants and cafes. It is situated within a stones throw of the people's park and a short walk of Dun Laoghaire Pier. The area benefits from consistent footfall and an engaged local audience. The Sandycove Dart station is within a 5 minute walk and Dun Laoghaire station is within 10 minutes. The area is also serviced by main bus routes. Neighbouring businesses include; Michie Sushi, Walter's Bar, Fusion Hair Salon, McLoughlin's Pub, NewYorki Nail Salon, Proprint, Haines and DNG.

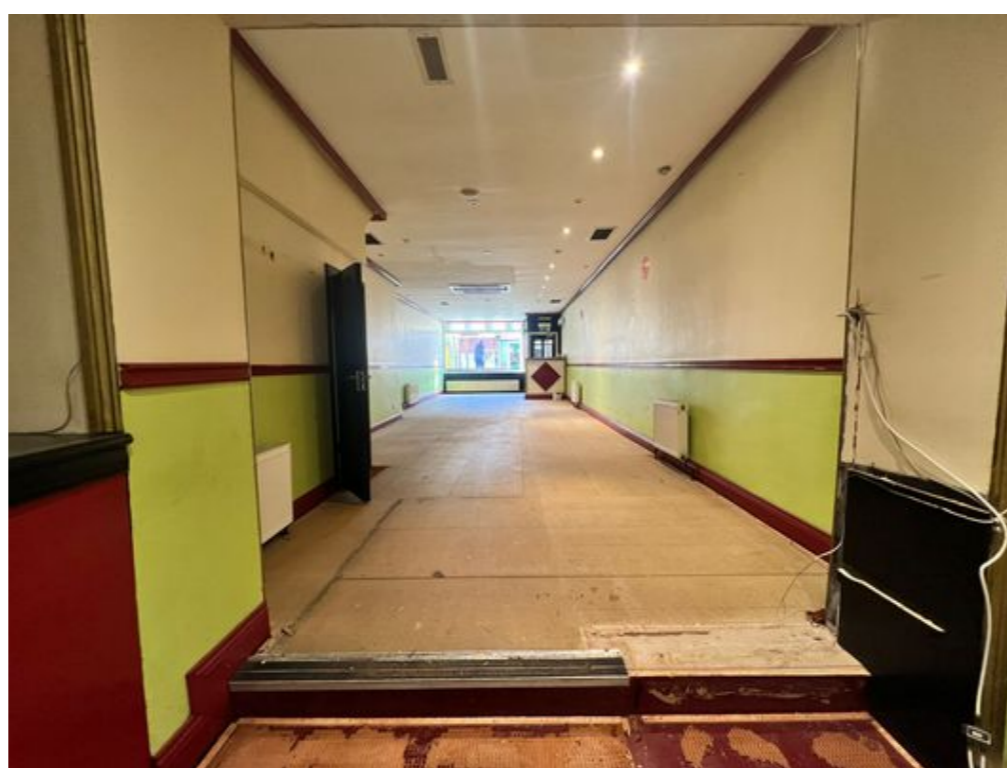
DESCRIPTION

66 George's Street Upper is 1,300 sq. ft. (120 sq. m.) approx. with own door access.

The property benefits from full restaurant permission and is suitable for a number of uses including retail. The property is laid out in it's current repair as a restaurant, bar area, male and female toilets and a commercial kitchen.

Secure rear access and parking plus bin storage.

<u>Accommodation</u>	<u>Sq. m. (approx.)</u>	<u>Sq. ft. (approx.)</u>
Ground Floor (Restaurant, Kitchen & Bathrooms)	120	1,300
Total Floor Area	120	1,300



LEASE TERMS AVAILABLE ON REQUEST

2023 Rates for this property are €6,096. There are no service charges applicable.

Inspection by appointment
F.J. Frisby & Associates Ltd.
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