

Colliers



FOR SALE OR TO LET

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RESTAURANT/CAFÉ OPPORTUNITY

17 Crown Alley, Temple Bar, Dublin 2.
D02 TY30



High profile restaurant premises



Pivotal location in Temple Bar beside Central Bank Plaza



Ground Floor and Basement c 152 sq.m



Available on New Long Term lease



Immediate Occupation

Accelerating success.



LOCATION

17 Crown Alley occupies a prominent position in the heart of Temple Bar in Dublin City Centre.

Crown Alley is a well-established retail and restaurant street, and is an important pedestrian route linking the principal shopping districts of Henry Street / O'Connell Street, to Grafton Street, and St Stephen's Green.

Crown Alley is pedestrianised during the day but is a major thoroughfare with a large volume of pedestrians passing between Dame Street and Merchant's Arch, and as such, benefits from a high level of footfall. Dublin City Council propose full pedestrianisation of Crown Alley in the near future.

The surrounding areas of Temple Bar offer a wide variety of retail, cafés and restaurants and is one of Dublin's most popular destinations for tourism and leisure. Neighbouring popular bars and restaurants include the Vintage Cocktail Club, Bad Ass, Cafe FX Buckley, and Elephant & Castle.

The redevelopment of the former Central bank is completed and when the offices and Plaza are fully occupied it will redefine this zone as a new foodie destination in Dublin.

DESCRIPTION

The premises being offered to the market comprise the Ground floor and Basement with a modern four storey over basement building. The premises is laid out to provide kitchen and customer seating at street level, with additional seating and back of house at basement level.

ACCOMMODATION

Floor	Sq.ft	Sq.m
Ground Floor	884.1	78.42
Basement	795.67	73.92
Total	1,639.77	152.34

COMMERCIAL RATES

The current local authority rates for 2023 are €10,709.

TERMS

The premises is available on a new 20 year lease incorporating rent reviews at five year intervals to open market level. The incoming tenant will also be responsible for payment of landlord's insurances rates and service charges.

RENT

We are quoting a rent of €110,000 per annum exclusive

PRICE

On application

BER

BER C1

BER no: 800640724

Energy Performance Indicator: 620.47 kWh/m²/yr

VIEWING

Strictly and only by appointment through the sole letting agents.

Disclaimer

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