



TO LET

15 RANELAGH ROAD,
RANELAGH,
DUBLIN 6
D06 C6H0

This is an excellent opportunity to acquire a high-profile café/restaurant premises that is located in the heart of Ranelagh Village

Location

15 Ranelagh Road is conveniently located in the heart of Ranelagh Village, the restaurant premises holds a high-profile position on the main street and is less than 50 meters to the south of Ranelagh LUAS station and 50 meters from the Cullenswood Road junction, known as the Ranelagh Triangle.

Robert Colleran - 0872906849/ Jane Young -0872835757

Viewing: By appointment with Young's Estate Agents 01 4975581

15 Ranelagh Road is located directly opposite Supervalu and Flyfit gym and is only a short walking distance from Lidl. The property holds a high profile position to the north west of Ranelagh Road and is less than 20 meters from a bus stop (number 44 and 61 buses) and 50 meters from the LUAS station.

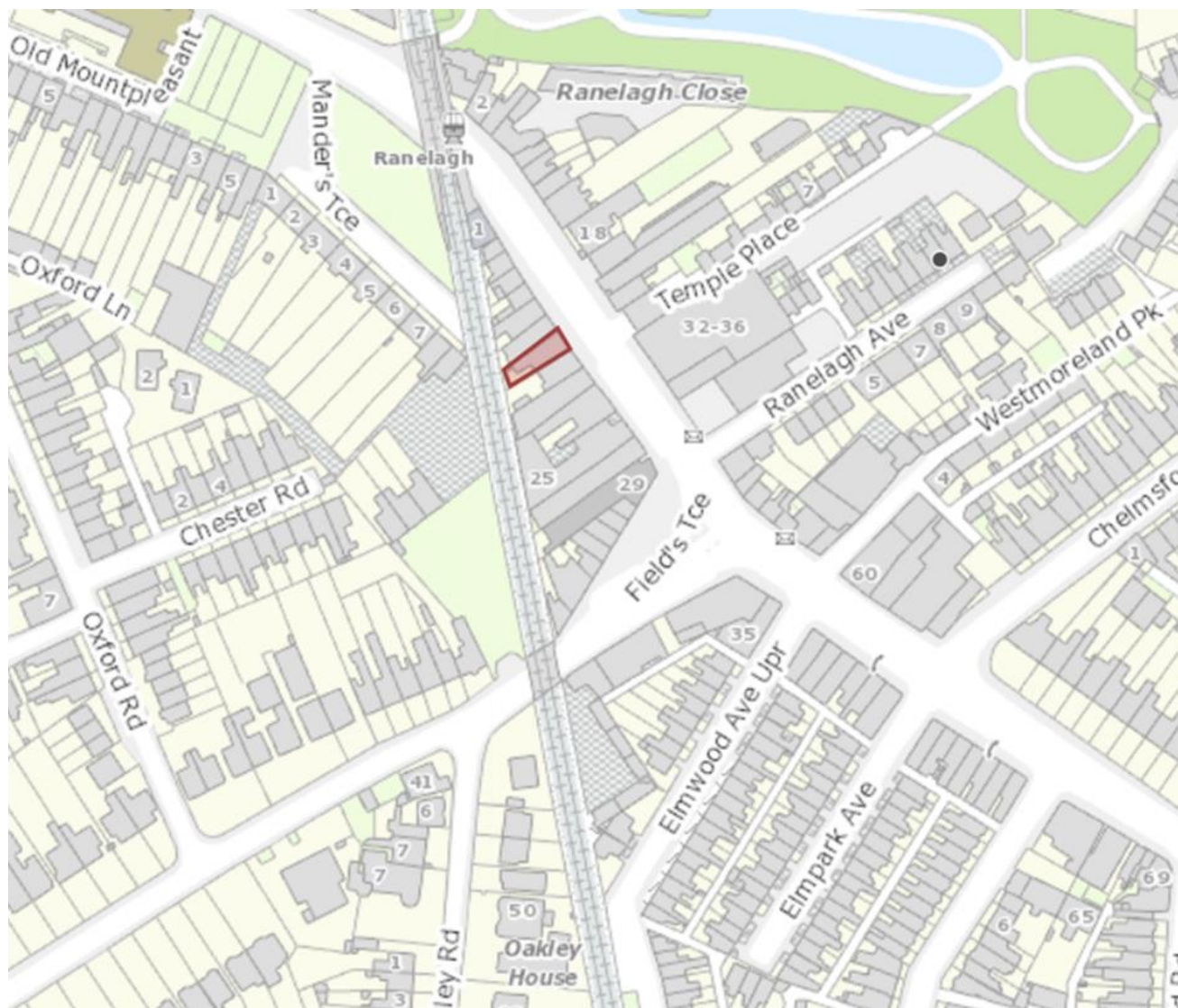
Some of the adjoining occupiers on this section of Ranelagh Road include Kinara Kitchen, Host, The Exchequer, Burke's Pharmacy, Pinnochio, Redmonds Off Licence, Spar, AIB and Blooming Amazing.

The property is located close to Ranelagh Park and playground, Mountpleasant Lawn Tennis Club and is also within a short driving distance of several local schools and sports amenities including Gaelscoil Lios Na NOg, Sandford Park school, Gonzaga College, Muckross Park girls school, Leinster Cricket Club, Fly Fit and Fitzwilliam Tennis Club etc.

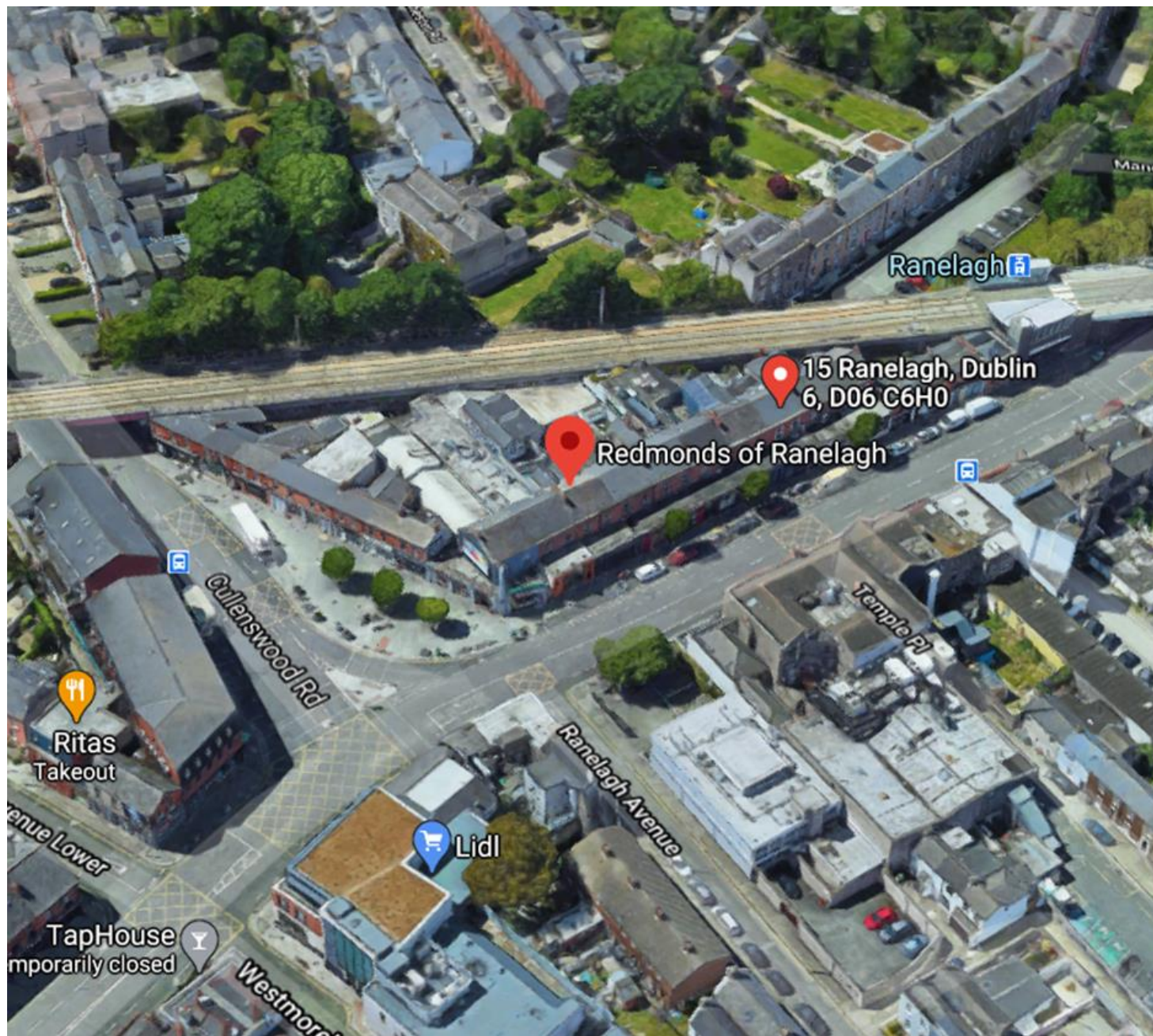
Ranelagh Village has a steady trade from pedestrians and parents coming and going from the local schools and sports clubs. It also has a busy take away trade that benefits from the large residential population and passing pedestrian traffic coming to and from the adjoining bus stop and LUAS station.

Ranelagh is a prime south Dublin residential location given it's high-end houses, large residential rental market, excellent local amenities and close proximity to Dublin city centre. There is a strong A1 B1 demographic within a short walking distance of 15 Ranelagh Road and customers also travel to Ranelagh by car and LUAS.

Ranelagh has always been very popular with residential purchasers and tenants and there is strong demand from café, restaurant and pub operators that are waiting for units to come up or change hands.



Site Location Map



Google maps view

Description

15 Ranelagh Road is a 2 storey café/ restaurant premises that has an excellent profile on Ranelagh Road with a large timber frame shop front window and side entrance with metal roller shutters.

The ground floor is approximately 133 sq.m. (1,431 sq.ft.) and has been fitted out to accommodate an entrance lobby and a large service counter area with kitchen area and tiling and kitchen flooring along the side wall, a large kitchen and prep area at the rear of the premises, Invalid toilet and a large seating area for up to 80 customers.



Ground Floor (view from front)

The ground floor of the property has been fitted out to a high standard to include timber flooring, timber shop front, a large service counter area, tiled kitchen area, kitchen flooring, plumbing for kitchen sink for deli kitchen, ceiling tiles, customer and invalid toilet, restaurant kitchen, food prep area, recessed lighting and industrial down lights. The café/restaurant layout has been designed to accommodate an open kitchen in the restaurant and cater for the take away business during the day as well as sit down brunch, lunch and dinner customers.

There is a separate entrance and fire escape stairs to the first floor kitchen and back of house staff area. The first floor is approx. 67 sq.m. (721 sq.ft.) and had been fitted out to accommodate a large fitted kitchen, with a canopy and kitchen extract system, kitchen prep area, staff toilets and changing area. Most of the kitchen equipment has been removed by the previous tenant but the canopy and kitchen extract remains in place. The first floor may be able to accommodate a large take away kitchen that can serve a large customer base from the city centre to thriving Dublin 6 catchment of Ranelagh, Rathmines and Rathgar etc. The upstairs could act as a dark kitchen space while there is also a large café/restaurant kitchen area on the ground floor.

This is an excellent opportunity for an operator to open a café/restaurant and take away offering in the heart of Ranelagh Village.



First floor kitchen area

Lease

The property is available to rent under a new long term Lease

Accommodation

Ground floor café/restaurant	approximately 133 sq.m. (1,500 sq.ft.)
First floor kitchen/ staff area	approximately 67 sq.m. (721 sq.ft.)

Rent

We are quoting a rent of €60,000 p.a.

Commercial Rates

The commercial rates for 2018 were approx. €10,000 p.a. ??

Building Insurance

The building insurance costs are approximately €1,000 p.a.

Services

We understand that all mains services are available to the property. However, interested parties are required to satisfy themselves as to the adequacy of all services.

Building Energy Rating (BER)

D BER Number: kWh/m²/yr ???

VAT

We understand that VAT may be charged on the sale of the Leasehold interest

Solicitor Details

To Be Confirmed

Tel: 01

Email:

Contact Details

Robert Colleran

Robert Colleran Property Consultants

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ROBERT COLLERAN
PROPERTY CONSULTANTS

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