

TO LET

Retail / Café Opportunity

The Kiosk, 116b Orwell Road, Dublin 6

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ABOUT THE PROPERTY

A superb opportunity to trade in unique setting on Orwell Road, located in well-established south Dublin suburb of Rathgar.

Prominent position on Orwell Road close to the River Dodder and adjacent Orwell Park.

Large local catchment of mature housing in addition to newer developments including Marinella and Rostrevor.

Ground floor retail/café kiosk of entire approx. 52.34 sqm / 563.37 sqft.

Shell and core condition ready for occupier fitout.

Practical completion anticipated Q1 2024.

Latest date for receipt of applications from experienced operators: 5pm, Friday 9th February 2024.



THE OPPORTUNITY

The café kiosk is a single storey standalone unit strategically located on Orwell Road close to its junction with Dodder Road Lower where it crosses the River Dodder. The property has excellent profile onto the Orwell Road and is a unique opportunity to trade in a well-established suburban location with a large local catchment. The area is home to mature residential housing in addition to more recent developments including Marianella and Rostrevor Place. Located beside Orwell Park and close to the High School private sports grounds, the property benefits from high volumes of passing vehicular and footfall traffic. Dublin Bus route 14 is available directly beside the property at Orwell Gardens Stop. Rathgar Village is approximately 10 minutes walk from the property.

SPECIFICATION

The café kiosk will be handed over in shell and core specification, ready for a tenant's fitout. Water, drainage power and Eir connections will be available in the unit. Internally, the property will comprise café/retail area to front with disabled WC to rear. The property will also have the benefit of a separate bin store.



The property has excellent profile onto the Orwell Road and is a unique opportunity to trade in a well-established suburban location.

ACCOMMODATION

Floor	Sqm	Sqft
Café/Retail	*40.97	*440.99
Bin store	1.10	11.84
Lobby	3.79	40.79
Disabled WC	6.48	69.754
Total	52.34	563.37

*NIA (Net Internal Area).

VAT

We understand that VAT will be applicable on the rent.

COMMERCIAL RATES

The property has not yet been rated for commercial rates.

RENT

€20,000 per annum.

LEASE TERMS:

The property is available by way of a five year lease.

The toilet facility will be for the use of customers and the general public. The tenant shall be responsible for the cleaning and maintaining of the toilet facility. The landlord will be responsible for the payment of water rates. All other costs will be the responsibility of the tenant.

DEED OF RENUNCIATION

A Deed of Renunciation will be required to be signed by an incoming party.

TIMING

Practical completion anticipated Q1 2024.

APPLICATION DATE AND INFORMATION

Applications are sought before 5pm, Friday, 9th February 2024 from experienced retail/café operators. Letters of application are to follow the "Application Procedure Document" and should be emailed to jprunty@lisney.com no later than 5pm on Friday, 9th February. Late applications will not be considered. The landlord is not obliged to accept the highest or any offer received. The landlord may at their discretion, seek clarification and / or decide to interview one or more of the parties in respect of their proposal. Applicants should request the "Application Procedure Document" from the letting agents, Lisney.

FLOOR PLANS

Not to scale, for identification purposes only.
Indicative layout for illustrative purposes only.



Rathgar Village is approximately 10 minutes walk from the property.

BER INFORMATION

BER EXEMPT

LOCATION MAP



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For further information:

Jennifer Prunty: 01 638 2700 jprunty@lisney.com

Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

