

# No. 2 Fownes Street

**Temple Bar  
Dublin 2**

Restaurant To Let



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HIGH PROFILE RESTAURANT OPPORTUNITY

**PROPERTY SUMMARY**

- High-profile restaurant opportunity situated in Temple Bar.
- Extends to approx. 111 sq. m. (1,198 sq. ft.)
- Excellent transport links in close proximity which includes, LUAS, DART and Dublin Bus services.
- Quoting rent excess €75,000 per annum



**LOCATION**

Fownes Street is a bustling pedestrian street connecting Dame Street to Temple Bar and only a short walk from College Green and Grafton Street. Situated in Dublin’s South inner city, bounded by the Liffey to the North and Dame Street to the south, Temple Bar is Ireland’s premier entertainment, business, and cultural quarter.

The property is perfectly situated for public transportation, conveniently located within a short distance of both the Luas and the DART and well serviced by numerous bus routes.

The property is adjacent to the Foggy Dew and the recently completed Central Plaza, which will house Krispy Kreme, BUJO and a number of other eateries. The remaining Central Plaza block is let in its entirety to WeWork.



**DESCRIPTION**

2 Fownes Street comprises a ground floor over basement premises within an impressive five storey building. The subject unit is currently laid out to provide restaurant seating (approx 28 covers) and an open kitchen with customer WC. The basement currently caters for ancillary food prep areas, refrigeration, storage and staff changing and toilet facilities.

The ground floor extends to a net internal area of approximately 62.55 sq.m. (673 sq.ft.) and the basement to 48.79 sq.m. (525 sq.ft.). The property originally traded as a pizzeria and benefits from a fully fitted kitchen and a cold store in situ.

**QUOTING RENT**

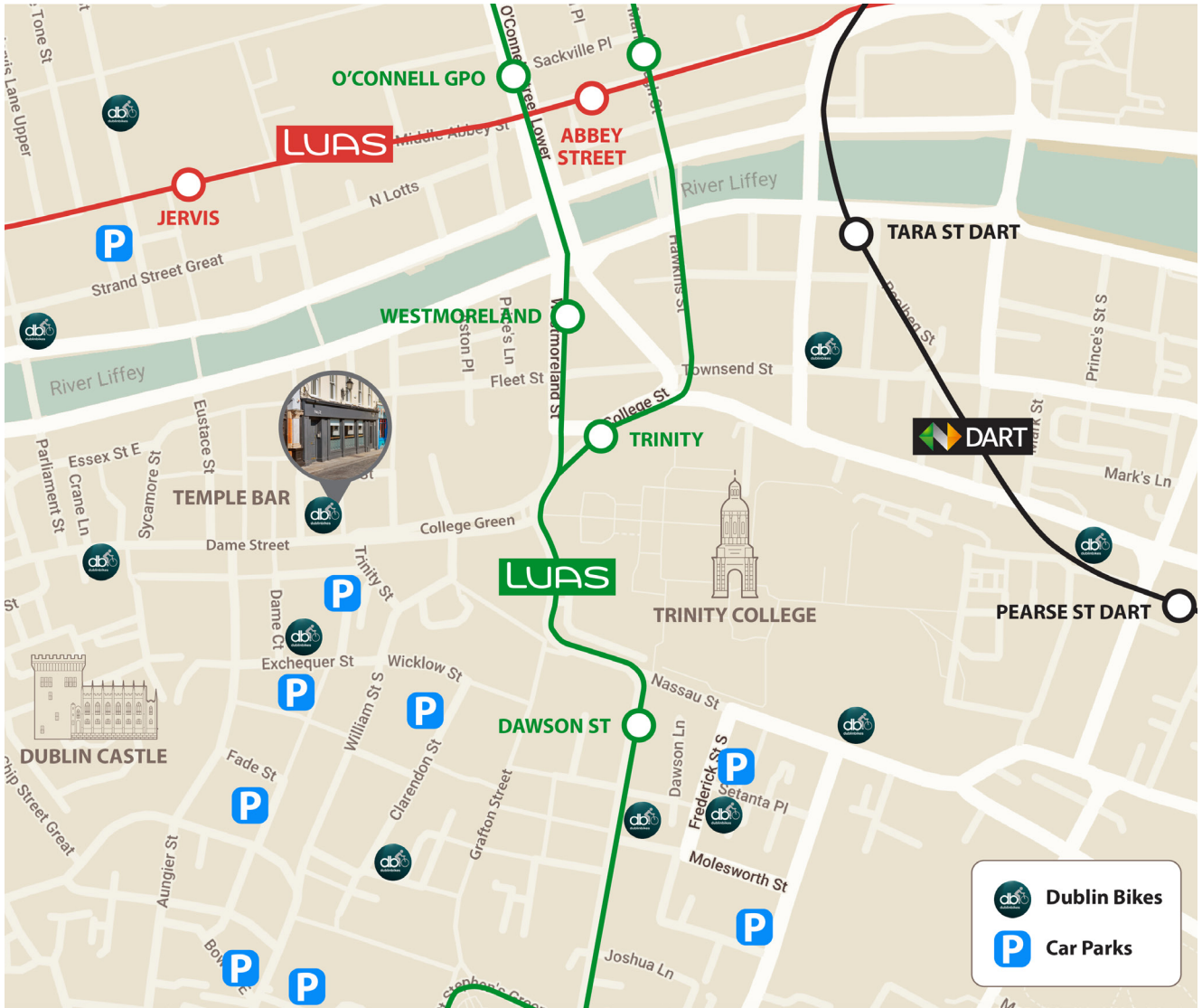
Excess €75,000 per annum.

**SCHEDULE OF ACCOMMODATION**

Level	Area (M²)	Area (ft²)
Basement Floor	48.79	525.17
Ground Floor	62.55	673.28
<b>Total</b>	<b>111.34</b>	<b>1,198.45</b>

Note: Areas stated are estimated only and interested parties are fully satisfy themselves as to their accuracy.





**VIEWINGS**

Viewing strictly by appointment through Knight Frank.

**BER**



**AGENTS DETAILS**

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PSRA Registration Number: 001266

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**CONDITIONS TO BE NOTED**

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