



Café / Shop

**23 South Frederick Street,
Dublin 2**

Café / Shop in Central Location
c. 64.57sq.m. / 695sq.ft.



**FINNEGAN
Menton**



Location:

No. 23 is located on South Frederick Street just 3 doors from the corner of Nassau Street close to Trinity College, Kilkenny Design Centre, Government Buildings and within 3 minutes of Grafton Street. Immediately adjoining occupiers include Dunne & Crescenzi, Brewbaker Café, Knobs & Knockers, Gormleys Fine Art Gallery and Trinity Lodge guesthouse. Significant developments close by include the four new office developments on Molesworth Street which have been pre-let to a number of top quality tenants including AIB, Barclays Bank, Goshawk Aviation, Jet, Maples Fiduciary and The Ivy Restaurant. New developments close by on Molesworth Street have been pre-let to companies including AIB, Barclays Bank, JET, Goshawk (Aviation) and Maples Fiduciary which confirms the area as one of the most sought after office locations in the city.

Description:

A fitted café / sandwich bar extending over the Ground Floor ideally suited to a gourmet food / café opportunity or may be converted to full restaurant use having an existing kitchen with extraction at the rear of the ground floor already (SPP). No. 23 offers a fantastic opportunity as a premises with established food use which is superbly located within Dublin 2 close to Trinity College, Kilkenny Design Centre, the office developments on Molesworth Street and the premier shopping area of Grafton Street. The unit has a large timber framed display shop front with large fascia display board. The Unit has established café / sandwich bar use for sale of hot and cold food for consumption on and off the premises. There is a kitchen to the rear of the ground floor with 2 toilets on the ground floor return.

Accommodation:

	Sq.m.	Sq.ft.
Ground Floor:	56.21	605
Return (2 Toilets)	8.36	90
Total	64.57	695

Rent:

On Application.

Lease:

New long lease available.

BER:

Exempt. (Protected Structure)

Rates, Insurance & Charges:

Rates: c.€8,867.46 pa. Insurance: c.€2,594 pa. Service Charge: c.€750 pa.

Viewing:

By appointment only with sole agents Finnegan Menton

Contact Nicholas Corson or David Rowe on 01 614 7900



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