

**TO LET**

**UNIT 1/2, 121 – 123 Ranelagh Road, Ranelagh,  
Dublin 6**

**CAFÉ / RESTAURANT / RETAIL OPPORUTNITY (SPP)**

**Lisney**

COMMERCIAL REAL ESTATE

**GILES**

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# Lisney

COMMERCIAL REAL ESTATE



## ABOUT THE PROPERTY

Superb opportunity to trade in a vibrant retailing and restaurant location.

Prominent position on the main thoroughfare of Ranelagh village beside The Devlin Hotel.

Enjoys high volumes of passing vehicular and pedestrian traffic, both day and night.

Premises currently comprises two separate units that could be amalgamated (SPP) to provide approx 185 sqm.

Available on flexible lease terms.

Neighbouring occupiers include The Devlin, Tesco Express, Bunsen, Bank of Ireland, Birchalls Public House and McSorley's Public House.

### LOCATION

Unit 1/2, 121-123 Ranelagh Road benefits from a prominent location on the bustling Ranelagh Road in the heart of Ranelagh Village. The property is positioned on the south side of Ranelagh Road, just before it transitions into Sandford Road. Ranelagh is a well-established and affluent suburb situated approximately 1.6 km south of Dublin city centre. It borders other neighbouring villages including Rathmines, Milltown, Donnybrook, and Ballsbridge.

The property enjoys high visibility due to the significant amount of vehicular and pedestrian traffic passing by throughout the day and night. Ranelagh offers a wide range of amenities, including various shops, boutiques, and an excellent selection of eateries including restaurants, coffee shops, and bars. Convenient transportation options are available, with several Dublin Bus routes in close proximity, and the Ranelagh Luas Stop providing easy access to Ranelagh.

### DESCRIPTION

Unit 1 previously traded as Gray & Co. Food Hall and is configured as a walk-in deli / café which is broadly rectangular in shape. A cold store and WC are provided to the rear of the unit. The unit has been stripped out and will be provided ready for an incoming tenant's fit-out.

Unit 2 previously traded as Giles Laundry & Dry Cleaning and is configured as an open plan retail area which is broadly rectangular in shape. WC facilities are provided to the rear of the unit. The unit has been stripped out and ready for an incoming tenant's fit-out.

The entire can be combined as a single unit subject to the relevant planning, building and fire regulations being obtained.



Unit 2



The property enjoys high visibility due to the significant amount of passing vehicular and pedestrian traffic

## ACCOMMODATION

Floor	Sqm	Sqft
Unit 2	142.33	1532
Unit 1	43.34	467
Combined	185	1999

*\*All intending tenants are advised to verify the floor areas and undertake their own due diligence*

## LEASE

The property is available on flexible lease terms. An incoming tenant is required to sign a Deed of Renunciation.

## QUOTING RENT

€80,000 per annum on the entire.

## COMMERCIAL RATES

Floor	Rates
Unit 2	€9,090.90
Unit 1	€5,356.26
Total	€14,447.16

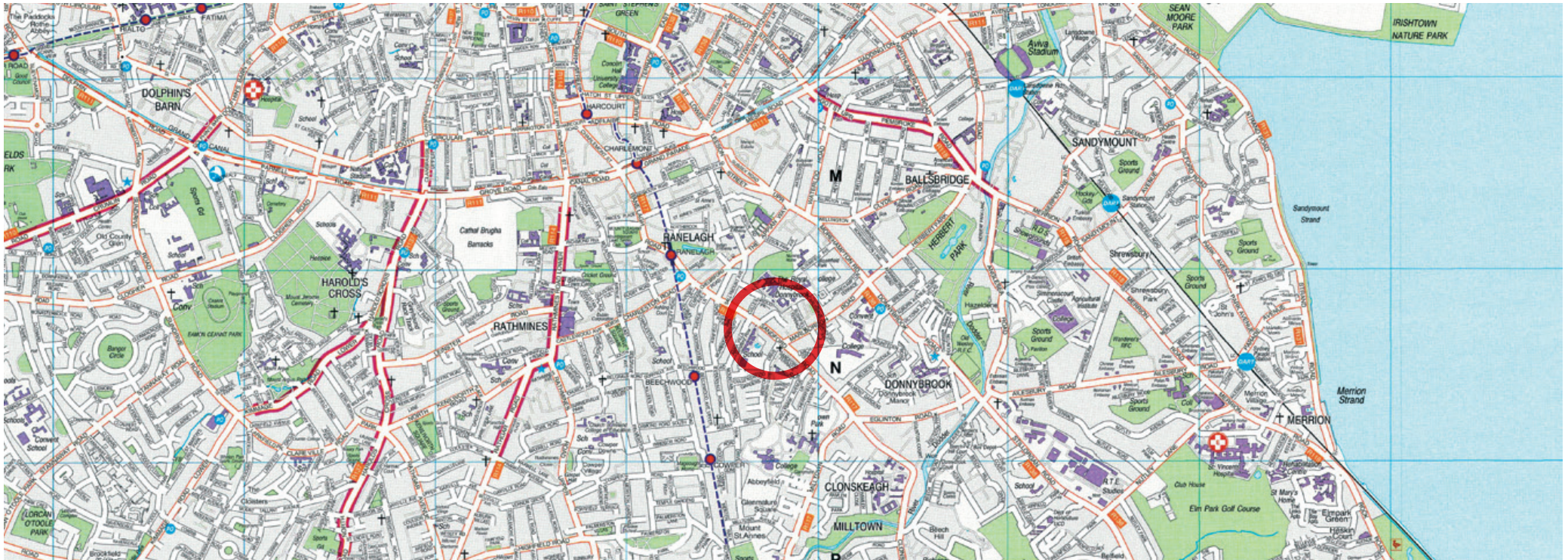


Unit 1



Convenient transportation options are available, with several Dublin Bus routes in close proximity, and the Ranelagh Luas Stop

### LOCATION MAP



### BER INFORMATION

Unit 2

BER: **BER D1**

BER no: 800930067

EPI: 497.14 kWh/m<sup>2</sup>/yr

Unit 1

BER: **BER D2**

BER no: 800930026

EPI: 553.98 kWh/m<sup>2</sup>/yr

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#### For further information:

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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.

