

FOR SALE / TO LET

49 Donnybrook Road, Donnybrook, Dublin 4

FITTED CAFÉ / RESTAURANT OPPORTUNITY WITH FULL VACANT POSSESSION

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ABOUT THE PROPERTY

Superb fully fitted café / restaurant with full vacant possession

Two-storey building constructed in 2018 extending to approximately 106 sq.m (1,141 sq.ft)

Suit a variety of food uses i.e: Restaurant / Café.

Constructed in 2018 with a BER of B2

Highly visible and accessible location in Donnybrook village

Features a cocktail bar, fully fitted kitchen, seating area, disabled access, and a disabled WC



LOCATION

49 Donnybrook Road enjoys a prime position in the heart of Donnybrook Village, directly opposite Bective/Old Wesley and Donnybrook Tennis Club. This highly visible and accessible location benefits from significant vehicular and pedestrian traffic, making it an ideal spot for businesses seeking strong local and visitor footfall.

Located just 4 km south of Dublin City Centre, Donnybrook is one of Dublin's most affluent suburbs. The surrounding area is in mixed use, comprising a mixture of commercial and residential uses. The area offers a host of amenities, including Herbert Park, the RDS, Donnybrook Rugby Stadium, UCD, St Vincent's Hospital, The Aviva Stadium, and St Stephen's Green, all within easy reach. Regular Dublin Bus services pass through the village, providing excellent connectivity to the city and beyond.

DESCRIPTION

49 Donnybrook Road comprises an attached two-storey building extending to approximately 106 sq.m (1,141 sq.ft). The property is fully fitted and has been finished to an exceptional standard, with a versatile layout suitable for a range of business uses. It currently has planning for cafe/restaurant use.

The building features a modern façade, with stylish interiors. The ground floor includes a cocktail bar and a fully fitted kitchen, providing a turnkey solution for restaurant operators. The ground floor also benefits from disabled access and a disabled WC. The first floor, provides a bright and spacious seating area, complemented by two fully fitted WC facilities. The property has been upgraded with all new mains services, including gas central heating, and comes equipped with security cameras, an alarm system, and electric skylights.



FLOOR PLANS

Not to scale, for identification purpose only

Ground floor



First floor



ZONING

This property is zoned as Zone Z4: Key Urban Villages/Urban Villages – “To provide for and improve mixed-services facilities” under the Dublin City Council Development Plan 2022

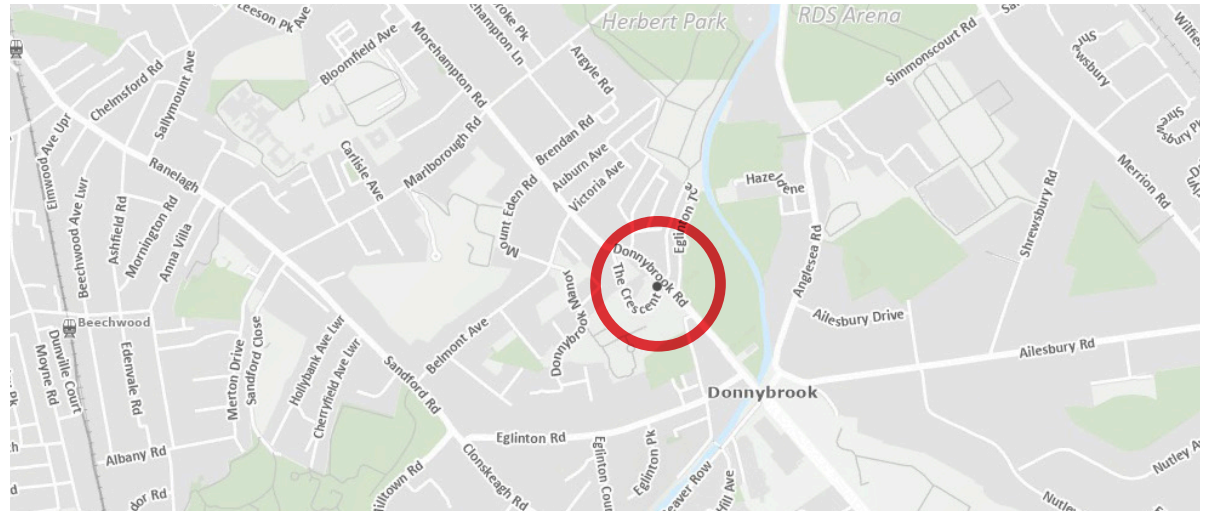
GUIDE PRICE

Guiding in excess of €945,000

QUOTING RENT

€65,000 per annum exclusive

LOCATION MAP



TITLE

Freehold

BER INFORMATION

BER **B2**



Located just 4 km south of Dublin City Centre, Donnybrook is one of Dublin's most affluent suburbs.

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Viewing Strictly by appointment with the sole letting agent Lisney.

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