

TO LET

16 Montague Street, Dublin 2

EXCELLENT CAFÉ/RESTAURANT OPPORTUNITY

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OLD FASHIONED SAM'S



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ABOUT THE PROPERTY

Partially fitted restaurant unit arranged over ground and first floor with seating at first floor level.

Located within an established food and beverage cluster on the busy pedestrian link between Camden Street and Harcourt Street.

Strong daytime and evening footfall supported by nearby restaurants, cafés and offices

Ground floor kitchen area has benefit of extraction infrastructure in place.

Neighbouring occupiers include Old Fashioned Sam's Public House, The Green Bench, Sushi & Go and La Gordita.

Available on flexible lease terms.



THE OPPORTUNITY

16 Montague Street is a partially fitted restaurant unit positioned within an established food and beverage cluster linking Camden Street and Harcourt Street. The surrounding area benefits from strong daytime and evening footfall, supported by nearby restaurants, cafés and offices.

The existing layout supports a sit-down dining model, with a ground floor service area and prep space, and customer seating at first floor level. While some extraction infrastructure remains in situ, no kitchen or cooking equipment is currently installed, allowing incoming operators the flexibility to tailor the fitout to their requirements. The unit would suit a wide range of food concepts that do not require a heavy kitchen installation or that intend to install their own bespoke cooking setup. The unit most recently traded as Wishbone.

Neighbouring occupiers include Old Fashioned Sam's Public House, The Green Bench, Sushi & Go, Two Faced Coffee and La Gordita. This is an ideal opportunity for operators seeking a compact, city centre premises suitable for a sit down dining concept.

LOCATION

Situated on the southern side of Montague Street, the property benefits from a strong pedestrian flow between Camden Street's bustling retail and hospitality core and the office district around Harcourt Street. This established commercial pitch is home to a vibrant mix of food and beverage operators including Old Fashioned Sam's Public House, The Green Bench, Sushi & Go, Two Faced Coffee and La Gordita, ensuring consistent day and evening activity.

DESCRIPTION

The accommodation is arranged over two levels. The ground floor, set behind a roller-shutter shopfront provides a customer-facing service area with a fitted counter and a rear preparation space. The rear prep/kitchen area is accessed via an adjacent laneway located between the property and No. 17. Although some extraction infrastructure remains in place, there is no kitchen fitout or cooking equipment currently installed. The first floor provides a dedicated seating area together with WC facilities, and the layout lends itself to compact dining formats seeking a central city centre location.

SPECIFICATION

The ground floor comprises a fitted counter, a partially fitted service area, a rear preparation / kitchen space with the benefit of extraction infrastructure in place and staff WC. The first floor provides a customer seating area along with WC facilities and ancillary storage.

ACCOMMODATION

The approximate floor areas comprise:

Description	Sqft (GIA)	Sqft (NIA)
Ground	378.89	308.19
First	753.47	679.11
Total	1132.36	987.3

All intending parties are specifically advised to verify floor areas and undertake their own due diligence.

PLANNING PERMISSION

The property has the benefit of planning permission for café/restaurant use.

COMMERCIAL RATES

We understand the approximate liability for the current year is approx. €6558.86.

LEASE TERMS

The property is available on flexible lease terms.

QUOTING RENT

€50,000 per annum exclusive.

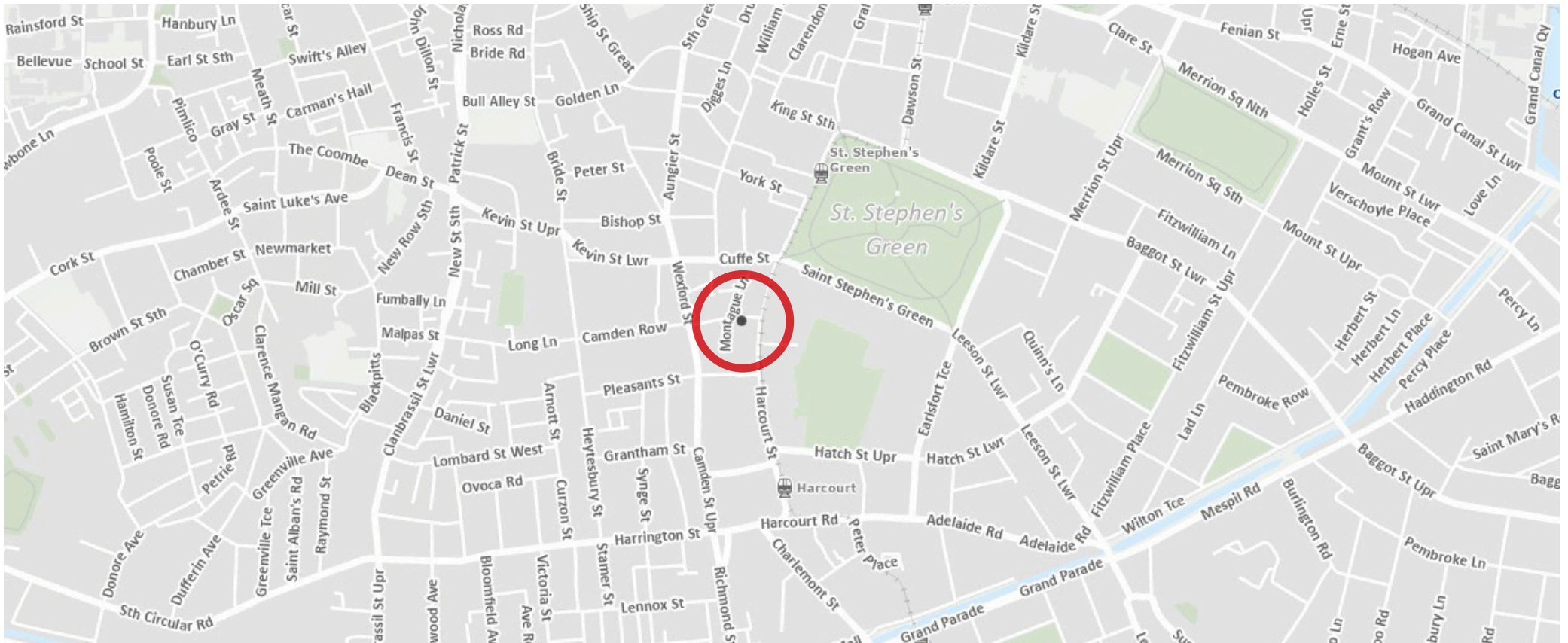
BER INFORMATION

BER B3

No: 801141466



LOCATION MAP



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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.

