

## FULLY FITTED & READY TO TRADE RESTAURANT FIRST FLOOR, 101 TALBOT STREET, DUBLIN 1.

**TO LET**



### Details:

**[Formerly t/a 101 TALBOT]**

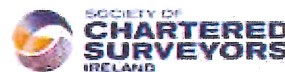
- \* Extensively fitted Restaurant of in total approx. 168 Sq. M. (approx. 1,808 Sq. Ft.), plus ladies/gents & staff toilets.
- \* Fully alarmed.
- \* Located close to the junction of North Earl Street and Talbot Street, just minutes from Henry Street & O'Connell Street.
- \* Close to Tesco, Lidl, Carrolls Irish Gifts etc.
- \* New 4 years & 9 months lease. Tenant liable for payment of local authority rates and Landlords insurance.

Total Area:	168 Sq. M.
Rent:	€54,000 p.a. excl.
Rates 2024:	€5,257
BER:	E1 [#800510505]

Contact: Ben Pearson - bpearson@agar.ie - 01 2137777

Subject to Contract

**VIEWING BY APPOINTMENT**



# AGAR

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