



**TO LET**

**High Profile City Centre Restaurant**





Excellent city centre  
restaurant opportunity



Ground floor and  
lower ground floor  
accommodation



Extending to 235 sq.m.  
(2,524 sq.ft.) with  
additional outside seating



Completely refurbished  
to a high standard



Planning permission  
for restaurant use



Pivotal location in  
the heart of Dublin's  
Creative Quarter

# TO LET

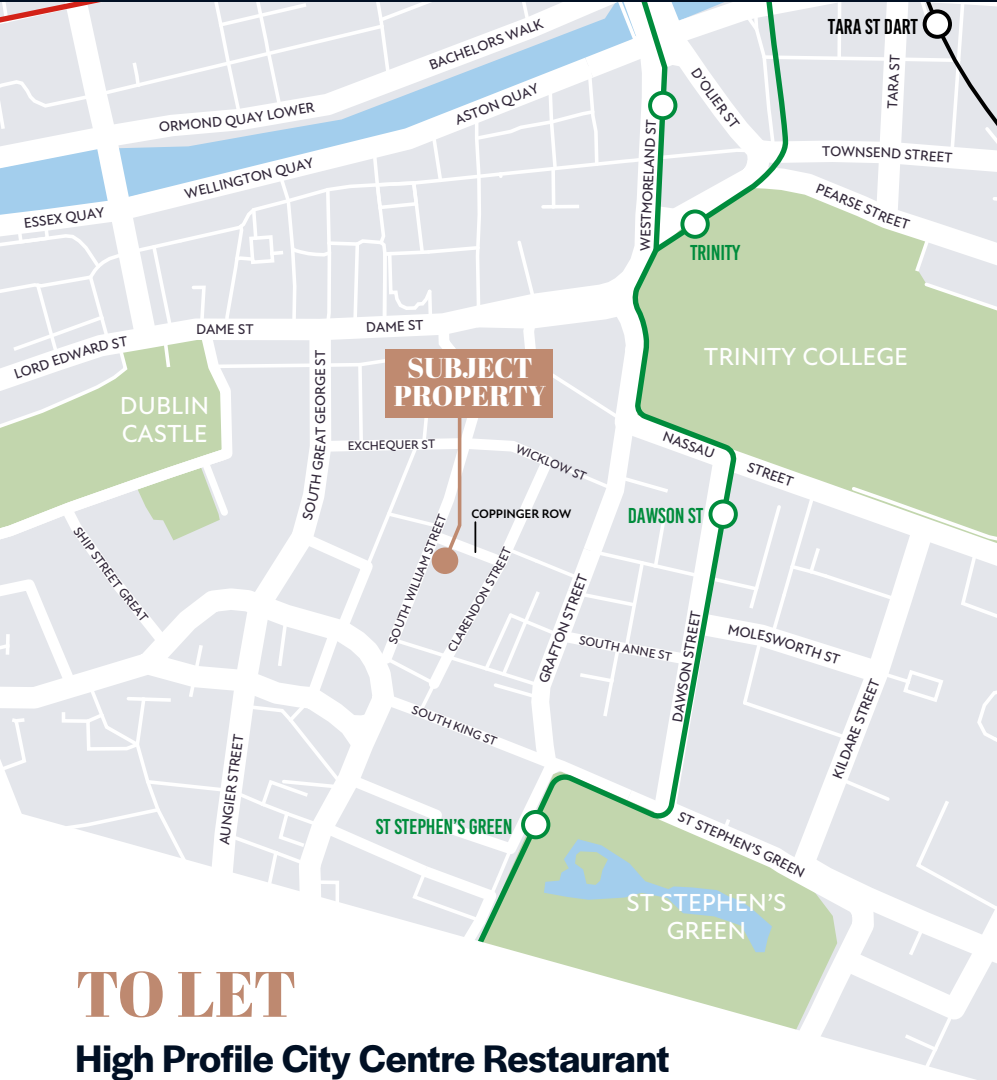
## High Profile City Centre Restaurant

**One Coppinger Row &  
57 South William Street**  
DUBLIN 2





# One Coppinger Row & 57 South William Street DUBLIN 2



## Location

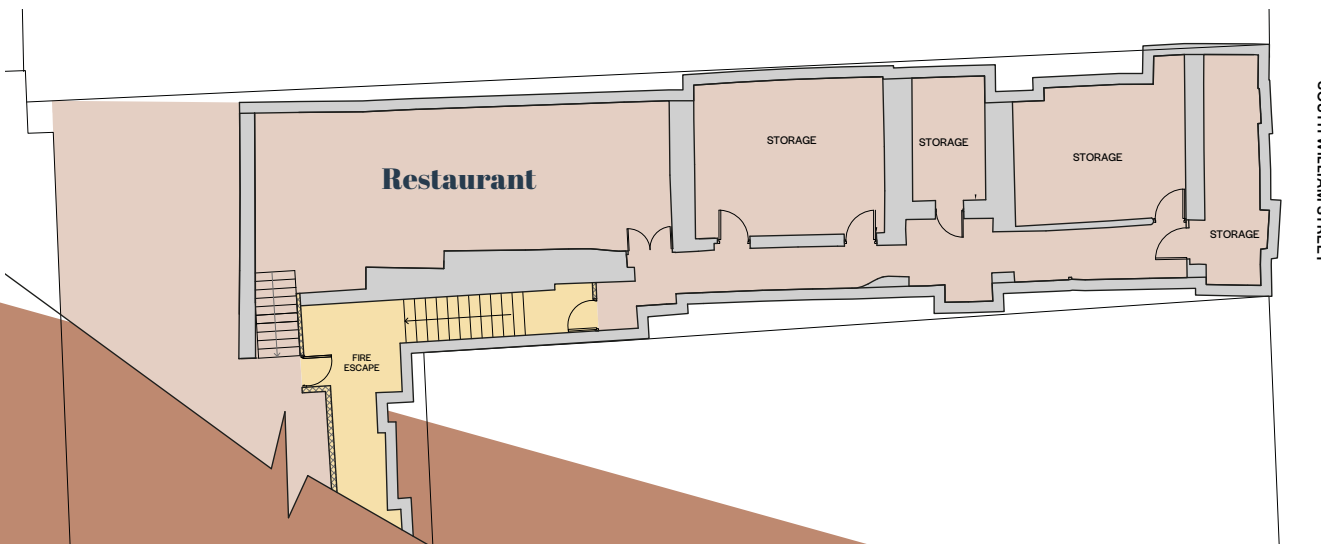
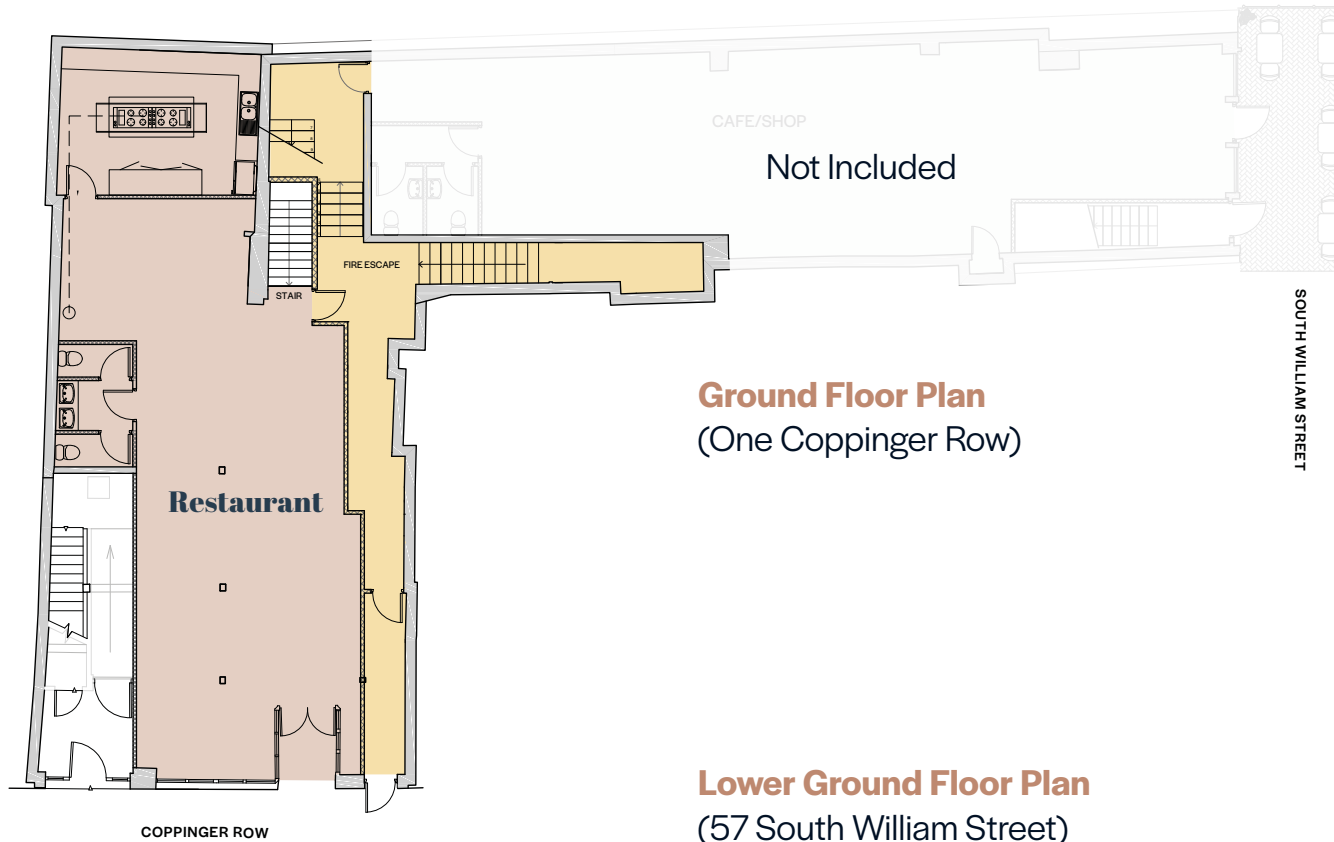
Coppinger Row is situated in one of the city centre's most vibrant commercial location with an array of bars, cafés, and restaurants. Coppinger Row itself is a lively pedestrianised street linking Clarendon Street to South William Street. There are a good mix of occupiers on the street including Pygmalion and Powerscourt Townhouse. The adjacent South William Street also enjoys an excellent mix of restaurants and coffee shops including Clement & Pekoe, Farrier and Draper, Grogan's Bar and Pink Restaurant. The property is located within an Architectural Conservation Area.



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DUBLIN 2



## Description

The property comprises the ground floor of One Coppinger Row and the lower ground floor of 57 South William Street. The entire will be let in shell and core condition ready to receive tenant fit out. The ground floor is designed for restaurant and kitchen use while the lower ground floor is designed for additional restaurant seating plus ancillary storage accommodation and WC facilities

## Accommodation

(Net Internal Floor Area)

Floor	Use	Sq M
Ground	Restaurant	126
Lower Ground	Seating / Storage	109
<b>Total</b>		<b>235</b>

We recommend that interested parties satisfy themselves as to the accuracy of the floor areas by measuring or otherwise.



# One Coppinger Row & 57 South William Street

DUBLIN 2

## BER Certification

**BER C3**

## Local Authority Rates

Local Authority Rates will be the responsibility of the tenant.

## Lease

New long-term lease available.

## Service Charge

Service Charge will be the responsibility of the tenant.

## Viewing

Strictly by appointment only with the sole letting agents.  
For further details please contact:

## Rent

On application.

## Eircode

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## High Profile City Centre Restaurant

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