

# Restaurant Investment Opportunity

## Brasserie Sixty6

No. 66/67 South Great Georges St., Dublin 2

For Sale By Private Treaty



### Location

No. 66/67 occupies an excellent high profile position which is located on the west side of South Great Georges Street close to its junction with Exchequer Street. This is a prime city centre location, only a short distance from Wicklow Street and Grafton Street and directly opposite the historic Georges Street Arcade.

This has become the most sought after area for restaurants in the city and is the go-to destination in Dublin. Popular restaurants such as Rustic Stone, Fade Street Social, Pichet, Soder+Ko and the Exchequer Gastro Pub, as well as renowned bars like the Long Hall, the Market Bar, the Stag's Head, the Old Stand and the George combine to create a vibrant mix. The proximity to Temple Bar is also an important factor. This high profile location benefits from a high volume of passing pedestrian traffic.



(01) 637 55 55 info@qre.ie qre.ie

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## Property Description

The property is arranged over ground and basement levels to provide a substantial restaurant which extends to 456 Sq. m (4911 Sq. ft). The restaurant is set within a mixed use, mid-terrace four storey over basement Victorian building. For the avoidance of doubt the upper floors do not form part of the sale.

The ground floor dining area is fitted to the highest standard and contains seating for 220 patrons, two bars and a kitchen. The basement contains customer toilets, staff amenities, storage and pastry kitchen. The specification includes exposed ceilings, wood flooring, plastered and painted walls, air-conditioning and pendant ceiling lights. The property has excellent frontage to one of the busiest parts of the street and also has the benefit of rear delivery access via Exchequer Street.

## Tenancy

The subject property is let to Home RBVR Limited t/a Brasserie Sixty6 under two co-terminus 35 year leases from the 30th July 1996 at a contracted rent of €195,000 p.a. The lease provides for upwards only rent reviews every fifth year. There is a current rent abatement to €156,000 until July 2016, when the rent will revert to the contracted rent.

## Title

Freehold

## VAT

VAT is not applicable on the sale of the property.

## Contractual Rent

€195,000 p.a.

## Rates

€23,680 p.a. (2016)

## Guide Price

€2.6m (Net Initial Yield 7.18%)

## BER

**BER D2**

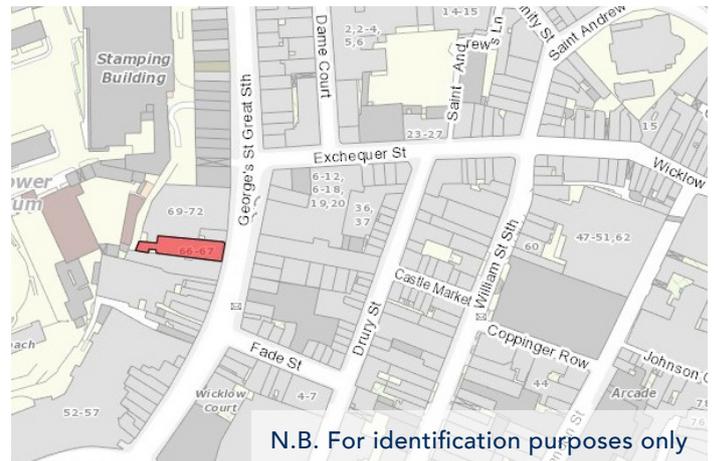
## Viewing

Viewings are strictly by appointment with the sole selling agent.

## Contact

Brian Kelly  
Bryan Garry

brian.kelly@qre.ie  
bryan.garry@qre.ie



N.B. For identification purposes only

PSRA Registration No. 001798

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