# D One Five

Ashleigh Centre
Castleknock Village
Dublin D15 W9DH

Well-appointed licensed premises / restaurant in affluent suburb.

## For Sale or To Let by Private Treaty

BDM Property

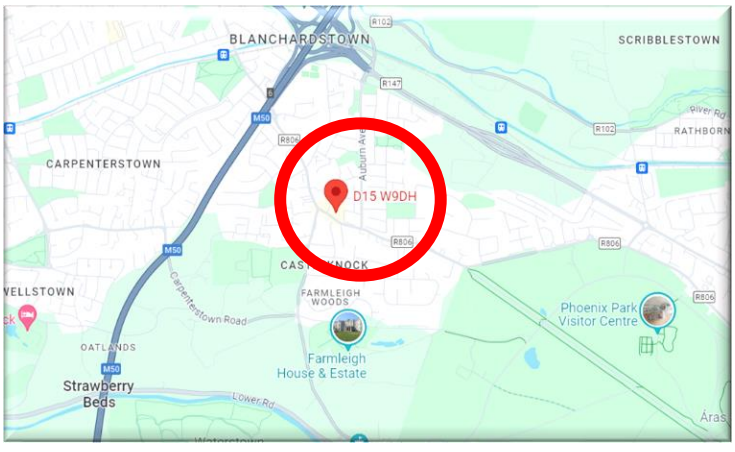
BER C2

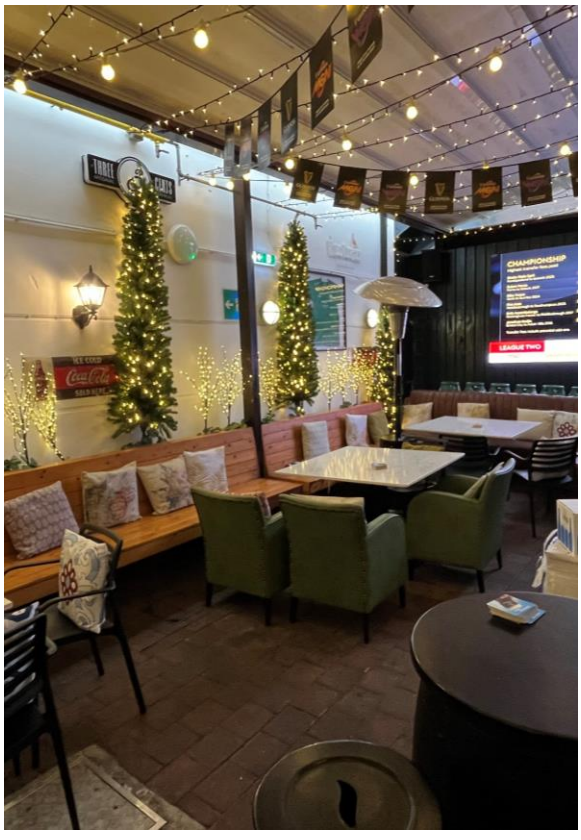
## Location

D One Five, licensed premises & restaurant, is situated within the Ashleigh Centre, Castleknock Village, Dublin 15.

Castleknock is a densely populated and affluent suburb situated c.10kms from Dublin city centre and immediately adjacent the Phoenix Park. Dublin Airport is c.14kms away via the M50 motorway.

The immediate area has witnessed considerable residential development over the past decades and has become one of the most sought-after residential suburbs of Dublin.



## Description

D One Five is an extensive licensed premises, restaurant and coffee shop which extends to c.495 sq. m. and which is presented in excellent condition throughout.

The ground floor (c.280 sq. m) comprises a coffee shop and a well-appointed lounge bar / restaurant with a catering kitchen adjacent the service area. In addition, there is a large beer garden and customer toilets.

The basement (c.215 sq. m) contains a prep kitchen, beer cold room and additional customer toilets.

## *Key Benefits*

- ◊ *Well-appointed pub property*
- ◊ *Excellent trading location*
- ◊ *Easily managed premises*
- ◊ *Tremendous business potential*
- ◊ *Situated within a densely populated and affluent suburb*
- ◊ *Prime location in the centre of Castleknock Village*

# D One Five, Castleknock, Dublin D15 W9DH

## Licence

Full 7 Day Publican Licence.

## Title

Long leasehold 999-year lease.

Service Charge**: TBC.**

Rates: c.€20,000 per annum.

| Accommodation | |
|---|---|
| **AREA** | **Sq. m** |
| **Ground Floor** (*Bar / Restaurant/ Coffee Shop / Kitchen #1*) | **280** |
| **Basement** (*Prep kitchen, cold room, toilets)* | **215** |
| **Total** | **495** |

## *Contact Details*

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## BER

Rating: C2

BER Number: 800998486

Energy Performance Indicator kWh/m2/yr: 784.35

## Viewing

Strictly by appointment with the sole selling agent BDM Property.

**Disclaimer**

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