

# To Let



Tel: +353 1 6477900

[www.bannon.ie](http://www.bannon.ie)

Prime Restaurant/ Retail Opportunity - Baggot Street Lower, Dublin 2





- Located in the heart of Dublin 2, CBD.
- Adjacent several large office complexes with occupiers such as ESB, Salesforce, Dept. of Health and Takeda.
- Easily accessible by all public transport links.
- Excellently positioned ground floor corner restaurant unit.
- Extending to approximately 123 sq.m (1324 sq.ft).
- Large southwest terrace area extending to c. 56 sq.m (600 sq.ft).
- Strict user covenants apply. The user must be complimentary to the overall Project Fitzwilliam campus.



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- The Fitzwilliam Street area is a bustling location in the city centre, linking Baggot Street to Merrion Row and the Central Business District (CBD).
- Centrally located within Dublin 2, being only 550m from St. Stephens Green and 900m from Grafton Street, Ireland's prime retail Street.
- This new opportunity provides a statement address offering access to multinational offices like Slack, Twitter and LinkedIn.
- Prominently situated close to a host of hotels including The Merrion Hotel, Shelbourne Hotel and The Mespil Hotel.

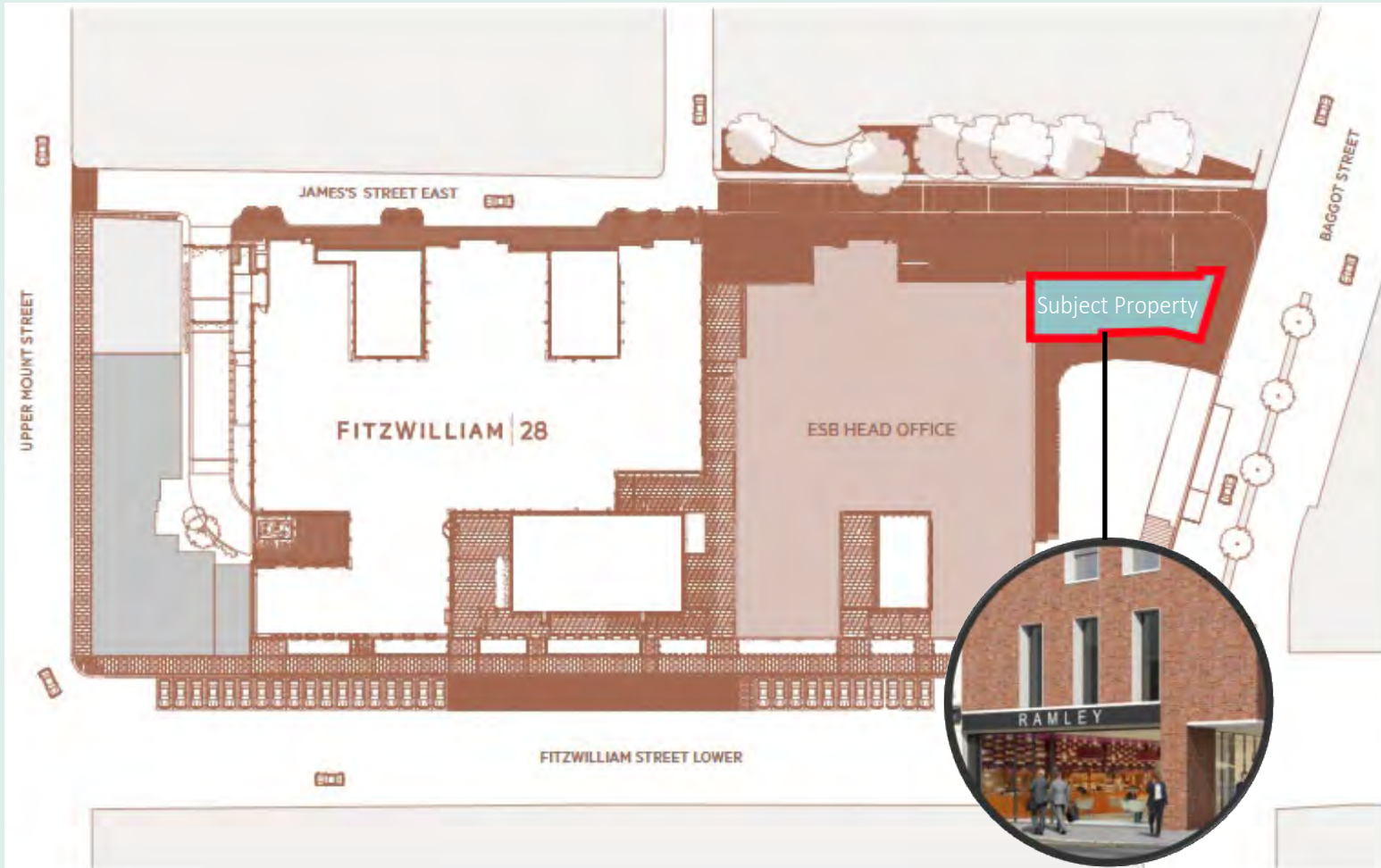


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|------------------------|----------------|
| 1 Subject Property     | 8 Leman        |
| 2 ESB                  | 9 Amoss        |
| 3 Slack/ Salesforce    | 10 Board Gais  |
| 4 Takeda               | 11 Asavie      |
| 5 Shire                | 12 Twitter     |
| 6 Department of Health | 13 NCI College |
| 7 Brown Bros Harriman  | 14 LinkedIn    |



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#### DETAILS

The subject property is available on leasehold terms.

#### SPECIFICATIONS

Developers shell.

#### USE

Restaurant.

#### VIEWING

Strictly by appointment with Sole Agents, Bannon.

#### QUOTING TERMS

On Application

#### BER

TBC



Property Consultants and  
Chartered Valuation Surveyors  
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