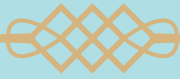


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UPPER LIFFEY STREET
DUBLIN 1

RETAIL UNIT | To Let

HIGH PROFILE CITY CENTRE RETAIL UNIT

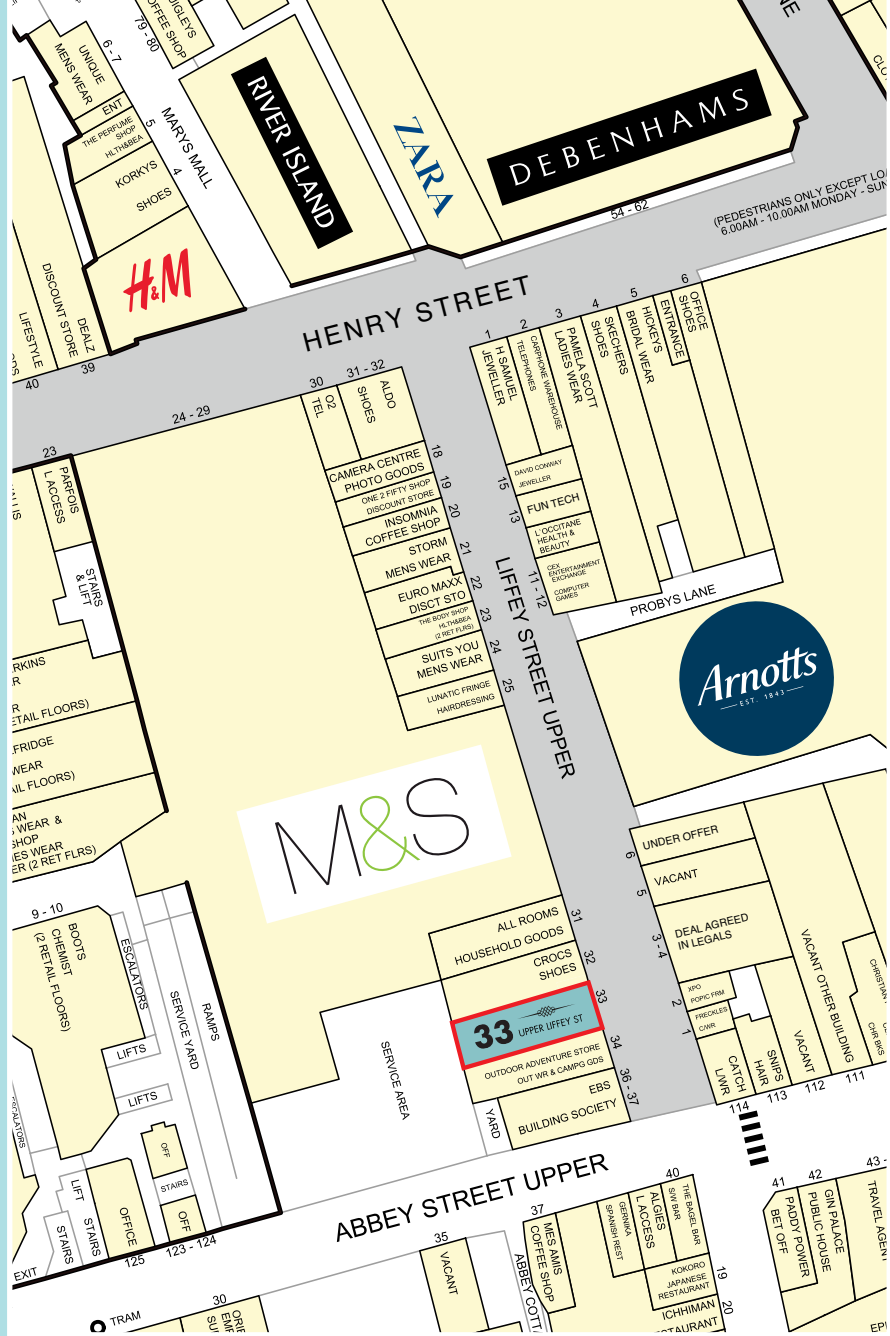
Located off Henry Street, one of Dublin's prime shopping streets

Next door to Mark's & Spencer City Centre flagship store and Crocs only store in Ireland

Ground Floor retail: 79.33 sq m (854 sq ft)

First Floor retail: 64.53 sq m (695 sq ft)





LOCATION

- ◆ The property is situated on Upper Liffey Street in the heart of Dublin's prime retailing and leisure district of Henry Street
- ◆ Neighbouring occupiers include: Mark's & Spencer, Arnotts, Insomnia, L'Occitane, CEX and Crocs
- ◆ The property benefits from high levels of passing footfall
- ◆ Suitable for a variety of uses
- ◆ Ample public transport services including Luas, Dart and numerous bus routes are within a short walking distance

DESCRIPTION

- ◆ The property is a mid-terrace 2 storey retail unit
- ◆ Unit has a frontage of approximately 6m
- ◆ Partially fitted unit
- ◆ The unit has planning for general retail use
- ◆ BER Rating: **BER E2**

| Floor Area | Usage | Sq M | Sq ft |
|--------------|--------|---------------|--------------|
| Ground | Retail | 79.33 | 854 |
| First | Retail | 64.53 | 695 |
| TOTAL | | 143.89 | 1,549 |

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UPPER LIFFEY STREET
DUBLIN 1

LEASE

Available immediately by way of a new lease

LOCAL AUTHORITY RATES

We understand that the Local Authority Rates payable for 2015 are €11,238

VIEWING

Strictly by appointment only

QUOTING RENT

On application

CONTACT DETAILS

For further information, please contact the sole letting agent:



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