

TO LET

290 Rathmines Road Lower,
Rathmines, Dublin 6

Prime location in the centre of Rathmines

Neighbouring occupiers include The Natural Bakery, Boots, Paddy Powers, The Swan Centre, Omniplex, Starbucks, Tesco and Eddie Rockets

Total area extends to approximately 67 sq.m (721 sq.ft)

Available immediately by way of assignment or sub – let



Description

Located on the eastern side of Rathmines Road Lower near the junction with Rathmines Road Upper and Rathgar Road

Occupiers within the vicinity include Paddy Power, The Natural Bakery, Boots, The Swan Centre, Slatterys, Tesco, Starbucks and Omniplex Cinema

The property comprises of a ground floor retail unit

Retail area of approximately 46 sq.m (495 sq.ft) with a storage area to the rear extending to approximately 20 sq.m (215 sq.ft)



Location

Located on Rathmines Road Lower on the south side of the Grand Canal

3 kilometres south of the city centre

Rathmines village has a population of people 36,107 (Source: Census 2011)

Easily accessible from all major transportation links including M50 Motorway, LUAS light rail and Dublin Bus

199,766 people within a 2 mile catchment area

84,000 affluent A and B profile catchment within 2 mile radius

47% of 2 mile catchment aged between 20-39

26,747 students within a 2 mile radius

Core market for the centre lives within 20 minute walk and a two mile drive of the centre

Details

Available by way of assignment or sub – let

Available immediately

Passing rent: €48,000 Lease expiry: 30th

November 2022 Local Authority Rates for

2017: €6,088.80

BER: TBC

Contact



+353 1 647 7900

www.bannon.ie

Hambleton House, 19-26 Pembroke Street Lower, Dublin 2



Darren Peavoy

+353 (1) 6477900

dpeavoy@bannon.ie

PSR: 001830-002141



Leanne Kane

+353 (1) 6477900

lkane@bannon.ie

PSR: 001830-005587

These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that: (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 - Government of Ireland. PSRA Licence No. 001830