



TO LET

5 Upper Liffey Street, Dublin 1



- Prominent building extending to 226 sq m over 4 levels.
- Ground floor retail 59.82 sq m.
- Available on a new lease.
- Suitable for many uses, subject to the necessary consents.
- Adjoining Occupiers include Arnotts, Marks & Spencer, All Rooms, Crocs and Insomnia

RETAIL

BNP Paribas Real Estate Ireland
20 Merrion Road, Ballsbridge, Dublin 4
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LOCATION:

The property is located on the eastern side of Upper Liffey Street, which connects Henry Street/Mary Street to Middle Abbey Street. Henry Street, Mary Street and the surrounding streets make up the core retail of North Dublin City Centre. The location is arguably the busiest retail destination in the country with 5 department stores, 2 shopping centres, 3 multi storey car parks, the LUAS line on Abbey Street and the numerous Bus routes to O'Connell Street making it an appealing and attractive retail destination.

Occupiers on the street include Arnotts, Marks and Spencer, L'Occitane, Outdoor Adventure Store, Crocs and House of Colour.

DESCRIPTION:

The premises comprises a three storey over basement mid terraced building. The ground floor comprises a regular retail unit with in excess of 5m frontage. Open plan in nature there is one cellular office to the rear which is a stud partition. There is a small store to the rear of the ground floor.

The basement, which is accessed via the rear of the ground floor contains a number of staff offices, staff kitchen and staff WC. The first floor, which is also accessed via the rear of the ground floor was previously used as consultation rooms. The second floor provides storage or office accommodation.

LEASE DETAILS:

The premises is available on a new lease.

ACCOMMODATION:

The approximate Gross Internal Floor Area is as follows:

		SQ M
Basement	Store	52.89
Ground	Retail	59.82
	Store	1.53
First	Office/Retail	48.65
Second	Office	63.99
TOTAL		226.89

All intending purchasers/tenants are specifically advised to verify the floor/site areas and to undertake their own due diligence.

RENT//INSURANCE:

Quoting rent is available on request.

LOCAL AUTHORITY RATES:

The rates payable in 2012 is €15,539.20.

FURTHER INFORMATION:

For further information or to arrange a viewing please contact our Retail Department.

Tel: 01 6611233
Fax: 01 6789981
Email: retail.ireland@bnpparibas.com



These particulars are for guidance only and do not form part of any contract. The landlord and his agent do not hold themselves responsible for any inaccuracies. Any intending tenant must satisfy himself/herself by inspection or otherwise as to the correctness of all information provided. These details are issued on the understanding that all discussions are initiated through the sole agent in the instant.