4 South Leinster Street, Dublin 2

- Retail unit extending to 1,065.6 sq. ft. (99 sq. m.) over two floors
- City Centre location with excellent accessibility and high footfall
- Unique retail opportunity which lends itself to a number of uses s.p.p.
- Neighbouring occupiers include Insomnia, Lincoln’s Inn, Dublin Dental School and the National Gallery
Description
The property comprises a mid-terrace lock up retail unit with ground floor and basement accommodation on South Leinster Street, Dublin 2.

The unit has good profile onto South Leinster Street with approximately 5 metres of glass frontage which allows for plenty of natural light. The retail unit extends to approx. 99 sq.m (1,065 sq. ft.) and will be provided in shell condition. Formally trading as the TCD Make Shop, the property would suit a wide range of retail uses subject to planning permission.

Location
The unit is situated on the north side of South Leinster Street City in Dublin city centre close to its junction with Clare Street and Lincoln Place.

South Leinster Street is a bustling mixed use location running directly adjacent to Trinity College grounds. Trinity College currently welcomes over one million visitors annually and is home 3,000 staff and 17,000 students. It is one of Ireland’s foremost visitor attractions. The street itself hosts a mix of occupiers including general retailers, bars, sandwich and coffee shops and many more.

This location benefits from a good level of footfall being close to Merrion Square and Grafton Street (Dublin’s premier retail street) while also having good access to public transport with multiple Dublin Bus routes passing through the area, Dawson Street Luas stop is a 5 minute walk away and Pearse Street DART station is located approx. 250 metres away.

Rent
On Application

Lease Terms
Available on new lease from landlord

Services
We understand that all mains and services are available to the property.

BER Details
BER Rating: D1
BER Number: 800681546

Accommodation

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq m</th>
<th>Sq ft</th>
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</thead>
<tbody>
<tr>
<td>Ground</td>
<td>48</td>
<td>517</td>
</tr>
<tr>
<td>Basement</td>
<td>51</td>
<td>548</td>
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<tr>
<td><strong>Total Net Internal Floor Area</strong></td>
<td><strong>99</strong></td>
<td><strong>1,065</strong></td>
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Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.

Contact
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