



**BNP PARIBAS
REAL ESTATE**



TO LET

Retail / Offices

56-57
Upper Georges Street
Dún Laoghaire
Co. Dublin

BER D1

388 m²

RETAIL / OFFICES

BNP Paribas Real Estate Ireland
20 Merrion Road, Ballsbridge, Dublin 4
Tel: +353 1 661 1233
Fax: +353 1 678 9981

LOCATION

56-57 Upper Georges Street forms part of a parade of shops situated on the busiest thoroughfare in Dún Laoghaire just a short walk from the People's Park. The property benefits from excellent volumes of passing pedestrian & vehicular traffic and a large window display onto George's Street.

Other occupiers in the immediate area of Upper George's Street include: Dún Laoghaire Pharmacy, Fallon & Byrne, Michie Sushi, Poppies Restaurant & Yungs Chinese restaurant.

Dún Laoghaire is an affluent south Dublin suburb situated approximately 12km from Dublin city centre. Located on the coast it boasts numerous attractions including the Harbour and Marina, the Pavilion Theatre, the East and West Piers and The People's Park.

DESCRIPTION

No. 56-57 Upper George's Street comprises a three storey mid terraced building. The property comprises of retail space at ground (100 sq.m) mezzanine (65 sq.m) and on part of the first floor (136 sq.m) as well as office accommodation in part on first (18 sq.m) and second floors (69 sq.m).

The property is suitable for a wide variety of uses, subject to the necessary planning consents.

ACCOMMODATION

The approximate Net Internal Floor Area is as follows:

| 56-57 Upper Georges Street | M ² | SQ.FT. |
|----------------------------|----------------|--------------|
| Ground Floor (Retail) | 100 | 1,076 |
| Mezzanine (Retail) | 65 | 699 |
| 1st Floor (Retail) | 136 | 1,463 |
| 1st Floor (Office / Store) | 18 | 193 |
| 2nd Floor (Office / Store) | 69 | 742 |
| TOTAL | 388 | 4,176 |

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

RENT

Quoting rent available on request.

RATEABLE VALUATION

Valuation is €59,300. The multiplier for 2015 is 0.1624. The estimated rates bill for 2015 is €9,630.32.

FURTHER INFORMATION

To view or for further information please contact Mervyn Ellis or Danielle Rocca Devine in our office agency department.

Tel: 01 661 1233 Fax: 01 678 9981

E-mail: mervyn.ellis@bnpparibas.com
danielle.roccadevine@bnpparibas.com



**BNP PARIBAS
REAL ESTATE**

20 Merrion Road, Ballsbridge, Dublin 4 Tel: +353 1 661 1233 Fax: +353 1 678 9981 www.realestate.bnpparibas.ie PSRA No: 002702

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.