



18/19 Duke Street

Dublin 2

TO LET

773 SQ.M (8,316 SQ.FT)

RETAIL



**BNP PARIBAS
REAL ESTATE**

Real Estate
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world

18 / 19 DUKE STREET

18 / 19 Duke Street commands an excellent corner position on Duke Street at its junction with Duke Lane.

Duke Street which connects Grafton Street with Dawson Street is one of the busiest streets off of Grafton Street. With the LUAS line extension now stopping on Dawson Street, the multi-storey car parks off Molesworth Street, the recent restaurant openings in the area including: Le Pain Quotidien and The Ivy, and the many large office buildings in the environs, Duke Street is truly at the core of both the retail and Central Business Districts of Dublin City Centre.

Marks & Spencer, Nespresso, The Bailey, Davy, Byrnes, Carluccios and Dr. Martens are all adjoining occupiers.

DESCRIPTION

18 / 19 Duke Street comprises a five storey over basement corner building with retail space at ground and basement and offices overhead. The retail store comprises a double fronted building to Duke Street with return frontage to Duke Lane.

The ground floor which is open plan is exceptionally bright given the modern fully glazed shop front.

There is a staircase leading to the basement in the front portion of the ground floor on the Duke Lane side. The basement is excellent retail space with generous floor to ceiling height. The upper floors are accessed via a new glazed entrance lobby on Duke Lane. A lift serves all of floors.

The building is capable of being leased in one or 2 lots, the basement and ground floor as a retail store with the upper floors separately as offices.

Alternatively the building can be leased in its entirety where a retailer requires office accommodation.



Duke Lane Upper



Grafton Street

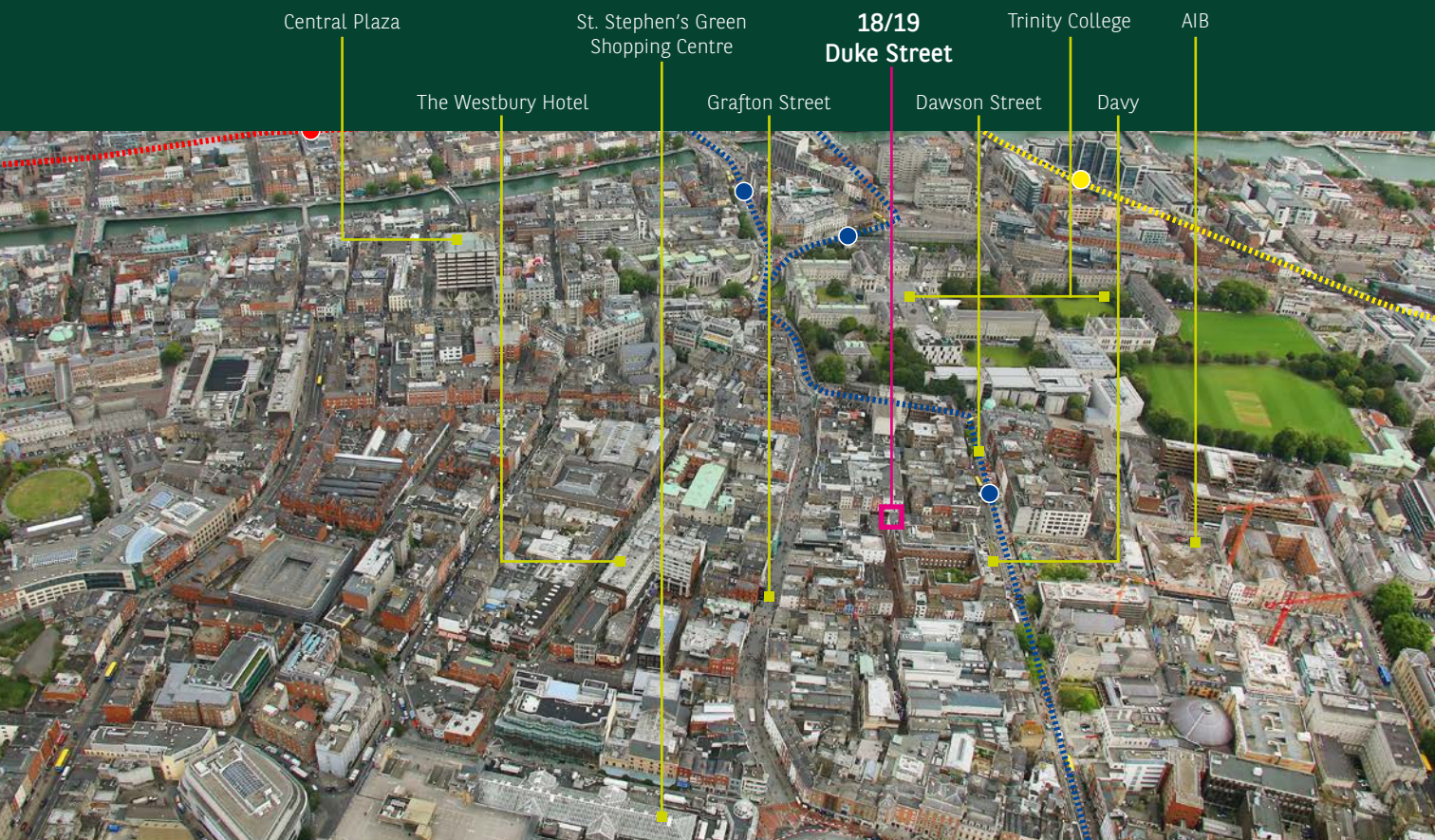


Stephen's Green Shopping Centre



UNRIVALLED DUBLIN 2 LOCATION WITH THE FOLLOWING NEIGHBOURS

- | | |
|-------------------------|-----------------------|
| 1. CAFE NERO | 27. H&M |
| 2. TED BAKER | 28. JACK & JONES |
| 3. DISNEY STORE | 29. COTSWOLD OUTDOOR |
| 4. ZARA | 30. FLY LONDON |
| 5. H&M | 31. LOUIS COPELAND |
| 6. MUJI | 32. KIEHL'S |
| 7. MASSIMO DUTTI | 33. SIZE |
| 8. HUGO BOSS | 34. FRENCH CONNECTION |
| 9. BOODLES | 35. ALL SAINTS |
| 10. VICTORIA'S SECRET | 36. BENEFIT |
| 11. & OTHER STORIES | 37. OM DIVA |
| 12. MOLTON BROWN | 38. COCOA ATELIER |
| 13. SPACE NK | 39. PATAGONIA |
| 14. NESPRESSO | 40. FATFACE |
| MARKS & SPENCER | 41. BUFFALO |
| BROWN THOMAS | 42. REISS |
| 17. TOMMY HILFIGER | 43. TOP SHOP |
| 18. WEIR & SONS | 44. BEWLEY'S |
| 19. COS | 45. CAFE EN SEINE |
| 20. CAMPER | 46. SPECSAVERS |
| 21. RIVER ISLAND | 47. THE IVY |
| 22. CATH KIDSTON | 48. LE PAIN QUOTIDIEN |
| 23. AVOCA | 49. MARCO PIERE WHITE |
| 24. SUPERDRY | 50. CARLUCCIO'S |
| 25. DUBARRY | 51. HODGES FIGGIS |
| 26. ABERCROMBIE & FITCH | 52. COSTA |



LUAS Red Line

LUAS Cross City

DART / Irish Rail

*Map is for illustrative purpose only

LOCAL AUTHORITY RATES

The Annual valuation of the basement and ground floor is estimated at €125,000 giving a estimated rates liability of €32,250.

The annual valuation of the upper floors is €44,400 giving a rates liability of €11,455.

LEASE TERMS

The property is available on a new long term lease from April 2019.

BER RATING

BER Exempt

ACCOMMODATION

FLOOR	DESCRIPTION	SQ.M	SQ.FT
Basement	Retail	168	1,810
Ground Floor	Retail	137	1,474
First Floor	Office	147	1,581
Second Floor	Office	137	1,471
Third Floor	Office	137	1,480
Fourth Floor	Office	46	500
Total		773	8,316

**FOR FURTHER INFORMATION OR
TO ARRANGE AN APPOINTMENT CONTACT:**

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