



To Let

Retail unit extending 1,005 sq.ft.

- First floor retail unit
- Excellent short-term opportunity
- Stephens Green Shopping Centre is located in the heart of Dublin City Centre's most prestigious shopping and cultural area.

Unit 117

Stephen's Green Shopping Centre, Saint
Stephen's Green, Dublin 2, D02 R681

1,005 sq ft

93.37 sq m

Reference: #193094

BER C3



Summary

Rent	€35,000 per annum
Rates Payable	€8,755 per annum
Service Charge	€16,290 per annum
BER	C3 (800423972)

Description

The subject property comprises a first floor retail unit extending 550 sq.ft. with the additional benefit of a 455 sq.ft. mezzanine.

Location

Stephens Green Shopping Centre is located in the heart of Dublin City Centre's most prestigious shopping and cultural area. Situated adjacent to Grafton Street which is Ireland's premier retail high street, attracting a footfall of more than 25 million each year. Stephen's Green Shopping Centre offers a wide variety of top retailers, food & beverage and other service use facilities. The centre has an average footfall of approx. 185,000 per week.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	550	51.10	Available
Mezzanine	455	42.27	Available
Total	1,005	93.37	

Viewings

By appointment only.

Insurance

€720 per annum

Cian O'Sullivan

+35316731611

Cian.osullivan@jll.com

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