



To Let

Retail unit extending 905 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 106

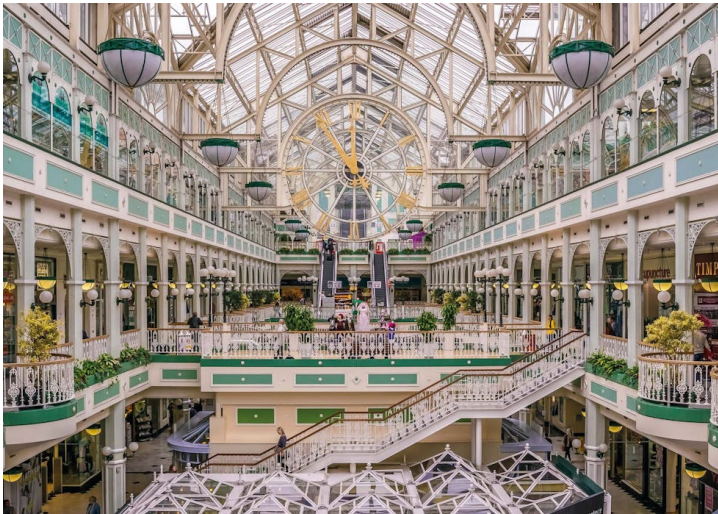
Stephen's Green Shopping Centre, Saint
Stephen's Green, Dublin 2, D02 XT71

905 sq ft

84.08 sq m

Reference: #193091

BER C3



Summary

Rent	€32,500 per annum
Rates Payable	€8,780 per annum
Service Charge	€14,668 per annum
BER	C3 (800423881)

Description

The subject property comprises a first floor retail unit extending 505 sq.ft. with the additional benefit of a 400 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	505	46.92	Available
Mezzanine	400	37.16	Available
Total	905	84.08	

Viewings

By appointment only.

Insurance

€650 per annum

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