

To Let

**Unit 118 - 119, Stephen's Green Shopping Centre,
Saint Stephen's Green, Dublin 2, D02 HK09**

3,498 sq ft

- Retail unit spread over first & second floor with access at both levels.
- Excellent short-term opportunity
- Stephens Green Shopping Centre is located in the heart of Dublin City Centre's most prestigious shopping and cultural area.



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.

Description

Retail unit spread over first & second floor with access at both levels. The unit was previously in use as a salon and is fitted with tiled flooring, plastered ceilings & walls, air-conditioning and lighting.

Viewings

By appointment only.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	2,598	241.36	Available
2nd	900	83.61	Available
Total	3,498	324.97	

EPC

This property has been graded as F (800424186).

Rent

€75,000 per annum
exclusive of rates, service charge and VAT (if applicable).

Business Rates

Rates payable: €27,524 per annum
(based upon Rateable Value: €102,774)

Service Charge

€51,228 per annum



Contacts

Cian O’Sullivan
+35316731611
Cian.osullivan@jll.com

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