



To Let

Short-Term Retail Opportunity

- Ready to go
- Located just off Grafton Street
- Suits a variety of uses

38 Clarendon Street

Dublin 2, D02 KD52

2,154 sq ft

200.11 sq m

Reference: #192398

BER C1

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Summary

Rent	€45,000 per annum
Rates Payable	€12,715 per annum Commercial rates payable for 2025
Service Charge	N/A
BER	C1

Description

High profile city centre retail unit extending 2,154 sq.ft. over ground floor and basement.

Excellent opportunity to avail of a fantastic trading location with a ready-to-go fully fitted retail unit.

Location

Centrally located on Clarendon Street in an established retail and leisure area approx. 100m from Grafton Street. It benefits from footfall from Powerscourt Townhouse Centre, South William Street and St Stephens Green Shopping Centre and the Westbury Mall.

There is abundant car parking nearby at Grafton Carpark (150m), Q-Park Stephens Green (150m), and Drury Street Car Park (250m). The location is also serviced by an abundance of public transport links including Dublin Bus, Dublin Bikes, LUAS Cross City and Commuter Train.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,248	115.94	Available
Basement	906	84.17	Available
Total	2,154	200.11	

Viewings

By appointment only.

Terms

Immediate possession can be granted on a new 3-Year licence with a landlord break option after 9 months.

Insurance

€430

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