

# To Let

**Unit 120 - 121, Stephen's Green Shopping Centre,  
Saint Stephen's Green, Dublin 2, D02 HK09**

1,660 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.



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

The subject property comprises a first floor retail unit extending 900 sq.ft. with the additional benefit of a 760 sq.ft. mezzanine.

Viewings

By appointment only.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	900	83.61	Available
Mezzanine	760	70.61	Available
Total	1,660	154.22	

EPC

This property has been graded as E1 (800423980).

Rent

€47,500 per annum  
*exclusive of rates, service charge and VAT (if applicable).*

Business Rates

Rates payable: €11,125 per annum

Service Charge

€26,905 per annum



Contacts

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