

# To Let

**Unit 005/006, Stephens Green Shopping Centre, St.  
Stephens Green, Dublin 2**

2,822 sq ft

- High profile ground floor unit
- Excellent short term opportunity



Location

The Centre is situated adjacent to Grafton Street which is Ireland's premier retail high street, ranked 11th of the Top 30 European shopping streets with approx. 8,802 pedestrians per hour.

The centre generates a footfall of approx. 185,000 shoppers per week.

Key retailers in the centre include TK Maxx, Boots, Carrolls Irish Gifts & Dunnes Stores.

Description

An excellent opportunity to acquire a ground floor retail unit of 2,822 sq.ft in the prestigious Stephens Green Shopping Centre.

Please note that phone accessories, sales or repair, e-cigarettes, food or cafe will not be considered for this space.

Licence Term - Immediate possession can be granted on a new licence to expire on January 2026 with a landlord option to break from Jan 2025

Rates - €32,910 per annum

Service Charge - €52,596 estimate excluding VAT

Insurance - €2,021 per annum approx.

Viewings

By appointment only.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,822	262.17	Available
<b>Total</b>	<b>2,822</b>	<b>262.17</b>	

EPC

This property has been graded as B3 (800702367).

Rent

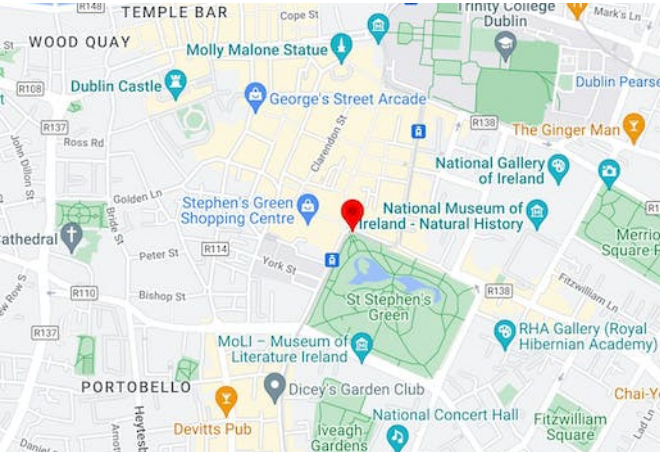
€90,000 per annum  
*exclusive of rates, service charge and VAT (if applicable).*

Business Rates

Rates payable: €32,910 per annum

Service Charge

€52,596 per annum



Contacts

**Cian O'Sullivan**  
+35316731611  
Cian.osullivan@jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.