

To Let

**Unit 116, Stephen's Green Shopping Centre, Saint
Stephen's Green, Dublin 2, D02 VR88**

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 formerly in use as a café extending 445 sq.ft. with the additional benefit of a 215 sq.ft. mezzanine.

Viewings

By appointment only.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	445	41.34	Available
Mezzanine	215	19.97	Available
Total	660	61.31	

Insurance

€475 per annum

EPC

This property has been graded as C2 (800423964).

Rent

€27,500 per annum
exclusive of rates, service charge and VAT (if applicable).

Business Rates

Rates payable: €6,950 per annum

Service Charge

€10,700 per annum



Contacts

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