



To Let

Ground floor retail unit extending 3,924 sq.ft.

- High profile retail unit
- Available under licence until June 2027

Unit 008

Stephens Green Shopping Centre, Dublin 2, D02
EF10

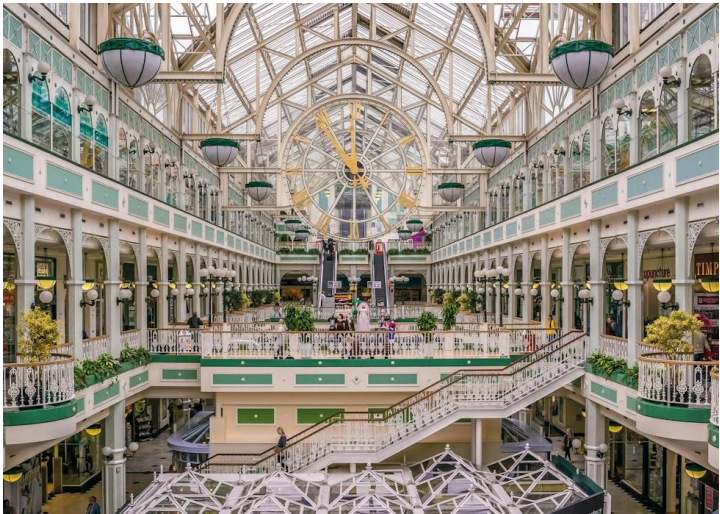
3,924 sq ft

364.55 sq m

Reference: #300052

Unit 008

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Summary

Rent	Rent on application
Service Charge	Upon enquiry
BER	Upon enquiry

Description

An excellent opportunity to acquire a ground floor retail unit of 3,924 sq.ft. in the prestigious Stephens Green Shopping Centre.

Licence Term - Immediate possession can be granted on a new licence to expire June 2027 with potential for further extension subject to landlord approval.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,200	297.29	Available
Mezzanine	724	67.26	Available
Total	3,924	364.55	

Viewings

By appointment only.

Insurance

€2,737 per annum

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