



To Let

Retail unit extending 1,642 sq.ft.

- Prime retail unit with frontage onto South King Street

Unit 026

Stephens Green Shopping Centre, Dublin 2, D02
HX65

1,642 sq ft

152.55 sq m

Reference: #327290

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Summary

Rent	€50,000 per annum
Rates Payable	€18,500 per annum
Service Charge	€28,435 per sq ft
BER	Upon enquiry

Description

An excellent opportunity to acquire a ground floor retail unit of 1,642 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 rolling landlord break option from January 2027.

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	1,090	101.26	Available
Mezzanine	552	51.28	Available
Total	1,642	152.54	

Viewings

By appointment only.

Insurance

€1,145 per annum

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