

To Let - By way of Sub-Lease or Assignment

175 Rathmines Road Lower

Dublin 6, D06 TR76



Savills Ireland

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LOCATION

The subject property occupies a landmark location in the centre of Rathmines, an affluent south Dublin suburb with nearby occupiers including Tesco, Starbucks, The Swan Shopping Centre, Omniplex Cinema, The Stella Cinema and various other independent restaurants & bars.

DESCRIPTION

The property comprises an impressive period building with feature redbrick facade. Internally the property is laid out to provide for the main banking hall at ground floor level with ancillary office accommodation at first floor, both levels provide for double height floor to ceiling.

There is a flat roof extension to the rear which leads to a small enclosed yard.

BER

Exempt

RENT

The property is available by way of assignment or sub-let. The building is held on 25 year upward only lease from 4th July 2007.

Subject to a passing rent of €103,853 per annum exclusive.

ACCOMMODATION

Accommodation	SQ.M	SQ.FT
Ground Floor	153.46	1,652
First Floor	98.77	1,063.15
Total Area	252.23	2,715.15

CONTACTS

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