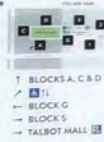


EXCELLENT RETAIL OPPORTUNITY  
SUITABLE FOR RESTAURANT / CAFÉ S.P.P.

TO LET

IRISH  
LIFE  
CENTRE



NORTHUMBERLAND SQUARE

NORTHUMBERLAND SQUARE, DUBLIN 1



bannon

## To Let - Restaurant/Café S.P.P. Northumberland Square, Dublin 1

High profile café/restaurant opportunity (S.P.P) which extends to a GIA of 3,749 sq.ft

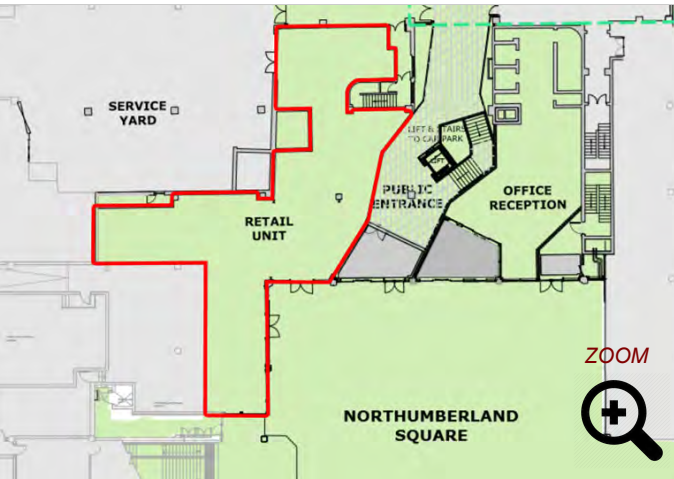
Strong footfall from popular Irish Life car park

Benefits from being centrally located in part of the Irish Life Centre with over 3,000 employees

Suitable to a variety of uses S.P.P

Suitable for subdivision S.P.P

Quoting Terms - On Application



### LOCATION

Northumberland Square is a newly developed public space part of the Irish Life Centre

The Irish Life Centre is situated between Talbot Street and Lower Abbey Street

Immediate proximity to the IFSC, North & South Docks

Excellent transport links being serviced by the Luas Cross City and Luas Red Line, Connolly Train Station and numerous bus routes

Located to the rear of the new Silver Penny bar



**James Quinlan**  
+353 (1) 6477900  
[jquinlan@bannon.ie](mailto:jquinlan@bannon.ie)



PSR: 001830-002130



**Jamie Brindley**  
+353 (1) 6477900  
[jbrindley@bannon.ie](mailto:jbrindley@bannon.ie)



PSR: 001830-008694

These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that: (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 - Government of Ireland. PSRA Licence No. 001830