

# AGAR

COMMERCIAL PROPERTY CONSULTANTS  
ACQUISITION & DEVELOPMENT ADVISERS

FULLY FITTED RETAIL UNIT  
IN THE HEART OF DUBLIN'S IFSC

UNIT 6, LAGAN HOUSE, MAYOR STREET,  
CUSTOM HOUSE SQUARE, IFSC, DUBLIN 1.



■ INDUSTRIAL ■ OFFICE ■ **RETAIL** ■ INVESTMENT  
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

**TO LET**

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- Superb opportunity to acquire a prominently located trading site, directly opposite National College of Ireland, and just several metres from the Mayor Street Luas Stop.
- Ground Floor Retail Unit c 113 Sq. Metres [c 1,216 Sq. Ft.] with vacant possession and in excellent condition throughout.
- Available immediately – Suit wide variety of users.

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## FULLY FITTED RETAIL UNIT IN THE HEART OF DUBLIN'S IFSC

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CUSTOM HOUSE SQUARE, IFSC, DUBLIN 1.



### LOCATION:

- This ground floor retail unit [formerly t/a Bizpost] is laid out at ground floor in an open plan format.
- Superbly located to avail of the high volumes of office occupiers in the immediate location.
- Nearby occupiers include Fresh, Sherry Fitzgerald, Remedi Pharmacy, Insomnia, Excel Dry Cleaners, etc.
- The unit is fitted with electric roller shutter grills, an air condition unit and is alarmed throughout.

**Unit Size:** Approx. 113 Sq. Metres [approx. 1216 Sq. Ft.]  
W.C. Kitchenette

### LEASE TERMS:

- Available under the terms of new long term lease with 5 yearly open market rent reviews. Incoming tenant liable for repairs, payment of local authority rates and annual service charge.

**VAT:** Tenant liable for VAT applicable to the rent.

**RATES:** €11,550 for 2020.

**SERVICE CHARGE** €4,121 for 2020.

**BER:** C3

**RENT:** On Application

**CONTACT:** Viewing by prior appointment only.

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**VIEWING STRICTLY BY APPOINTMENT**



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