



TO LET

# 36 -42 HILL STREET, NORTHSIDE, DUBLIN 1

## Property Highlights

- Ground floor café unit extending to approx. 72 sq.m.
- Positioned within a new 150-unit shared living development.
- Unit delivered with flooring, painted walls and accessible WC installed.
- Heating & cooling system, power, lighting and water services in place.
- Designed to serve both residents and the surrounding public catchment.
- The development is targeting completion in Q3 2026.

## Location

The property is located at 36 -42 Hill Street, Northside, Dublin 1, in a central city location within close proximity to O'Connell Street and the surrounding commercial area. The area benefits from a strong residential catchment and steady footfall, with the unit positioned at ground floor level within a new 150 -unit shared living development, providing a built - in customer base alongside passing trade.



## Contact

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## Property Description

The ground floor café unit extending to approx. 72 sqm within a new shared living development at 36-42 Hill Street, Dublin 1. The unit is being delivered in a partially fitted condition including tiled flooring, painted walls, accessible WC, installed services, heating & cooling and an ESB meter.

### Insurance

The insurance is TBC.

### Service Charge

The service charge is TBC.

### Commercial Rates

The commercial rates are TBC

### Quoting Rent

The quoting rent is available on enquiry.

### BER

TBC

### Viewings

Strictly by appointment only through sole leasing agents Cushman & Wakefield.



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