



# TO LET

**GROUND FLOOR CAFÉ / RETAIL PREMISES**

**BER B3**

**42 WESTLAND ROW**

**DUBLIN 2**



- » Comprises 643 sq. ft. / 59.7 sq. m. (ground floor)
- » Strong 7-day footfall from commuters, students, office workers and local residents
- » Adjacent to Dublin Pearse Railway Station
- » Planning permission granted for café use



### LOCATION



Westland Row is a busy city-centre thoroughfare linking Pearse Station with Trinity College, Merrion Square, the South Docklands and Dublin's core business district.

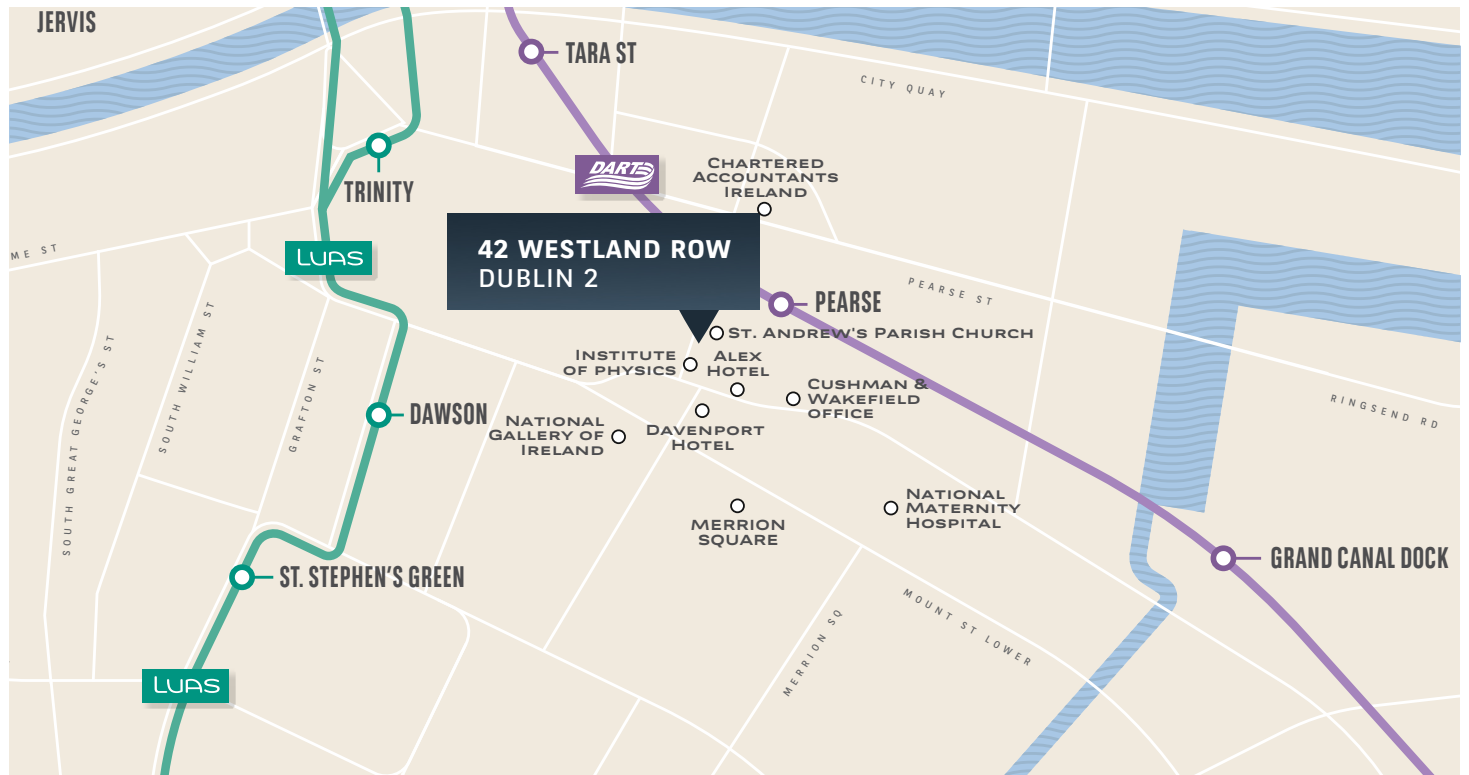
Its position beside one of Ireland's busiest commuter stations, and within the core office location, provides consistent all day and night footfall seven days a week.

### DESCRIPTION



The premises provides modern and convenient ground floor accommodation. Customer access is directly off Westland Row and would suit a variety of café and retail uses.

The unit extends to 643 sq. ft.



### Terms

Available to let on new 10-year lease

### Rent

€40,000 per annum exclusive of property costs

### Local Authority Rates

On application

### BER Rating



BER No: 800752719

Energy performance indicator: 150.89/kWh/m2/yr

Viewings by appointment through sole letting agent BNP Paribas Real Estate



### BNP PARIBAS REAL ESTATE

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