

Retail Unit

136 Baggot Street Lower, Dublin 2

FREEHOLD SALE

High Profile Retail Opportunity

CBRE



Location and description

Located at 136 Baggot Street Lower, Dublin 2, this prime retail property offers excellent visibility on a bustling street. Positioned in the heart of Dublin 2, it provides easy access to key business and cultural hubs. The area is well-served by public transport, with multiple bus routes nearby, a 13-minute walk to Pearse Station, and a 10-minute walk to the Stephen's Green LUAS stop. This strategic location ensures high pedestrian traffic, making it ideal for retail opportunities.

This iconic three-storey Victorian terrace building features a landmark shop front and retains its original mid-1700s interior fittings. Listed under the Record of Protected Structures (RPS no. 431), the property includes ground and first floor retail space, along with the second floor and basement space designated for storage. A small bathroom area is conveniently located on the landing between the ground and first floors.

Key benefits

- Excellent opportunity to trade amongst residential and commercial occupiers
- Available immediately with Vacant Possession
- Strong neighbourhood amenities with shops, restaurants, and cafes nearby
- High volume of footfall daily
- Easily accessible to public transportation
- Historical significance with original fittings
- Suitable for a range of uses S.P.P

Schedule of accommodation

The net internal floor area of the units are as follows:

FLOOR	SQ. M	SQ. FT
Ground Floor Retail	51	547
Ground Floor Ancillary	18	195
Basement	50	539
First Floor Retail	51	546
Second Floor Retail	17	185
TOTAL	187	2,012

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence



136 Baggot Street Lower, Dublin 2



Historic signage to front façade



Traditional entrance tiling to front façade.



Part Ground Floor retail space, windows facing Baggot Street



First Floor retail space, facing Baggot Street Lower.



Second Floor storage space.



View from Baggot Street Lower, facing southeast

Retail unit

136 Baggot Street Lower, Dublin 2, D02 PW54, DN226981F

Viewing

Strictly by appointment with the sole letting agents CBRE

Particulars

Commercial Rates P.a. | Approx. € 11,787.60

Guide price

Guiding €950,000 excl.

BER details

BER Exempt

Agents contact details

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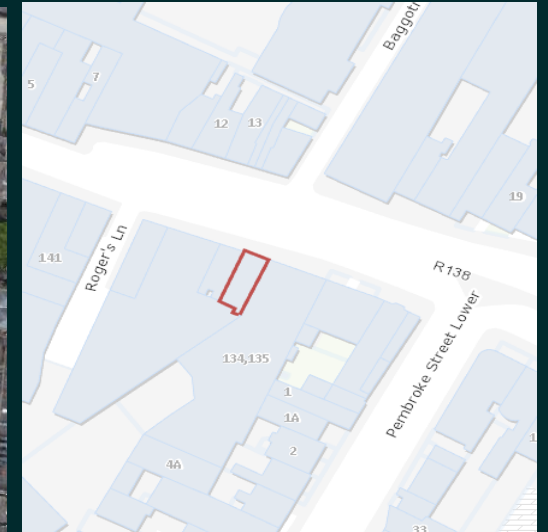
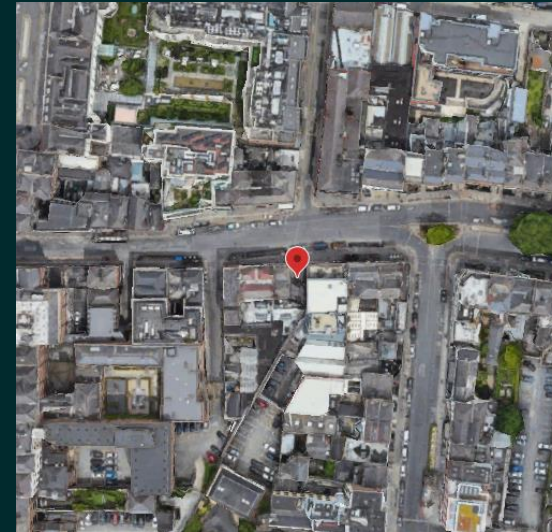
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