

TO LET

Prime City Centre Retail Unit

Lease Opportunity

The School Yard

N. Circular Rd
Dublin 1

Ground Floor Corner Retail
Unit with Dual Frontage

Large Windows Creating
Excellent Natural Light

Suited to a wide variety
of uses [S.T.P.P]

High Footfall Area Popular with
Food and Beverage Operators

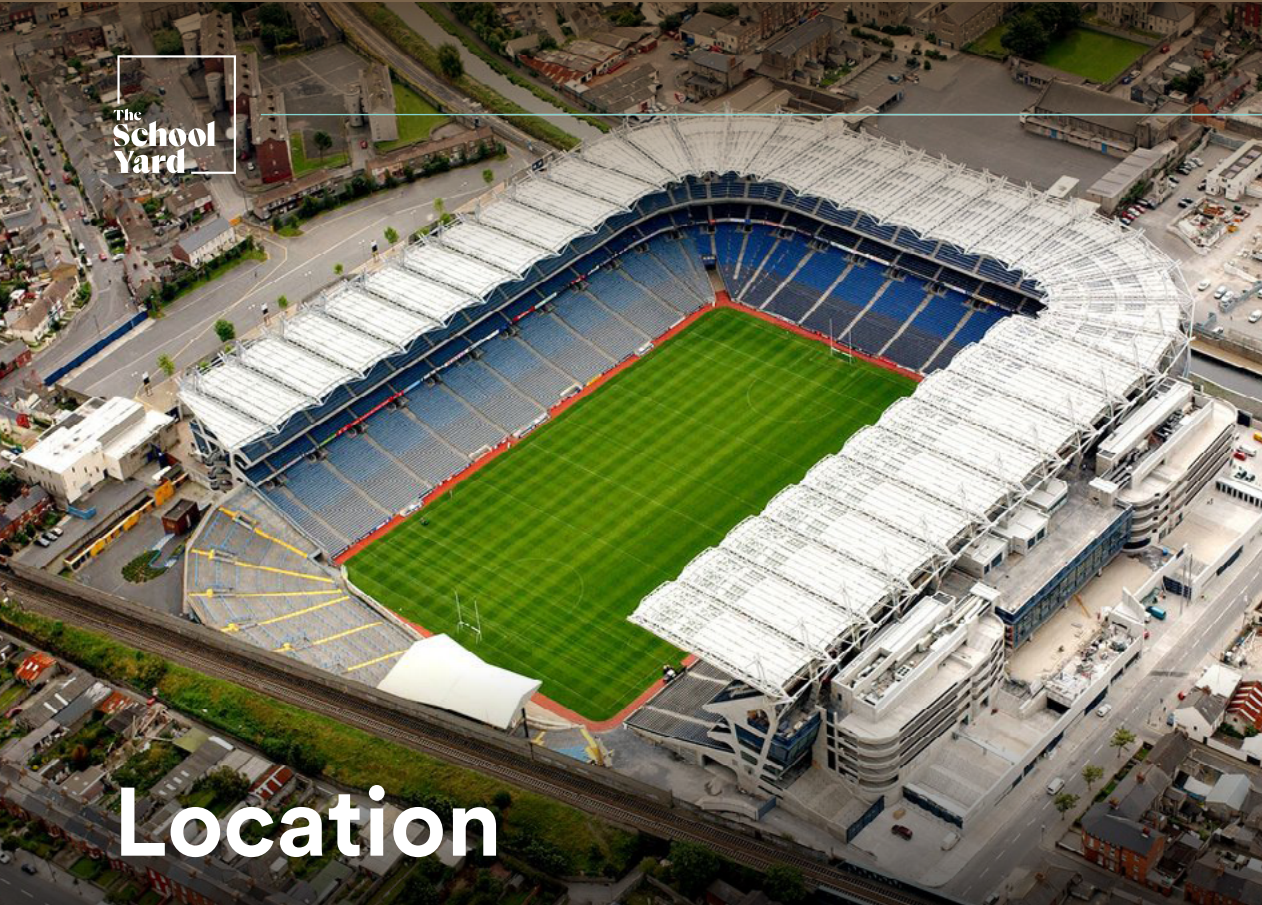
C. 7.13m of high visibility frontage
onto the North Circular Road

Extensive frontage of C. 17.44m
onto Portland Street North



BDM
Property





Location

Unit 1, Bakers Yard is located off North Circular Road at Portland Street North, Dublin 1, within a well-established city-centre fringe location. The ground-floor retail unit forms part of the Bakers Yard mixed-use development and is situated directly beneath The School Yard, a high-density residential apartment scheme, providing an immediate on-site residential catchment. The surrounding area comprises a mix of residential developments, local services and neighbourhood retail, with everyday amenities including a pharmacy, medical practice and convenience retail available within short walking distance.

The wider locality offers a broad range of cafés, bars and eateries, while the nearby International Financial Services Centre (IFSC) provides a significant concentration of offices, restaurants and professional services. Croke Park Stadium, Ireland's largest stadium with a capacity of approximately 82,300, is located within walking distance and hosts regular sporting fixtures and live events throughout the year. The area is well served by public transport, with multiple Dublin Bus routes operating nearby and Drumcondra Railway Station located approximately 800 metres away, offering direct access to Dublin city centre and the wider rail network.





Description

The property comprises a “dual-frontage” ground floor commercial unit extending to approximately 119 sq m (1,281 sq ft). The unit occupies a prominent corner position onto North Circular Road and Portland Street North, providing strong visibility. The unit is presented in shell and core condition, offering incoming occupiers flexibility to design and fit out the space to suit their requirements.



The unit forms part of the Bakers Yard mixed-use development and is located directly beneath The School Yard, a modern residential apartment scheme. The surrounding area is characterised by a mix of residential developments, local services and neighbourhood retail. The unit is suited to a wide variety of commercial uses, subject to planning permission.

DEVELOPMENT HIGHLIGHTS



GROUND FLOOR CORNER RETAIL UNIT BENEATH A HIGH-DENSITY RESIDENTIAL SCHEME



LOCATED WITHIN THE ESTABLISHED BAKERS YARD / SCHOOL YARD DEVELOPMENT



DUAL FRONTAGE PROVIDING STRONG VISIBILITY



SITUATED OFF NORTH CIRCULAR ROAD AT PORTLAND STREET NORTH, D1



APPROX. 119 SQ M (1,281 SQ FT)



SHELL AND CORE CONDITION

Map

LEGEND

-  Commuter Train
-  Dart
-  Green Luas



Lease Terms

New flexible lease terms available

Service Charge and Rates

On Application

Planning

Suited to a wide variety of uses (S.T.P.P)

Further Information/Viewing

Strictly by appointment with the sole letting agent BDM Property.



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Quoting Rent

On Application

BER

