



Accelerating success.

# Retail space available to let.

Excellent opportunity to lease 86 sq. m. in the heart of Dublin City Centre.

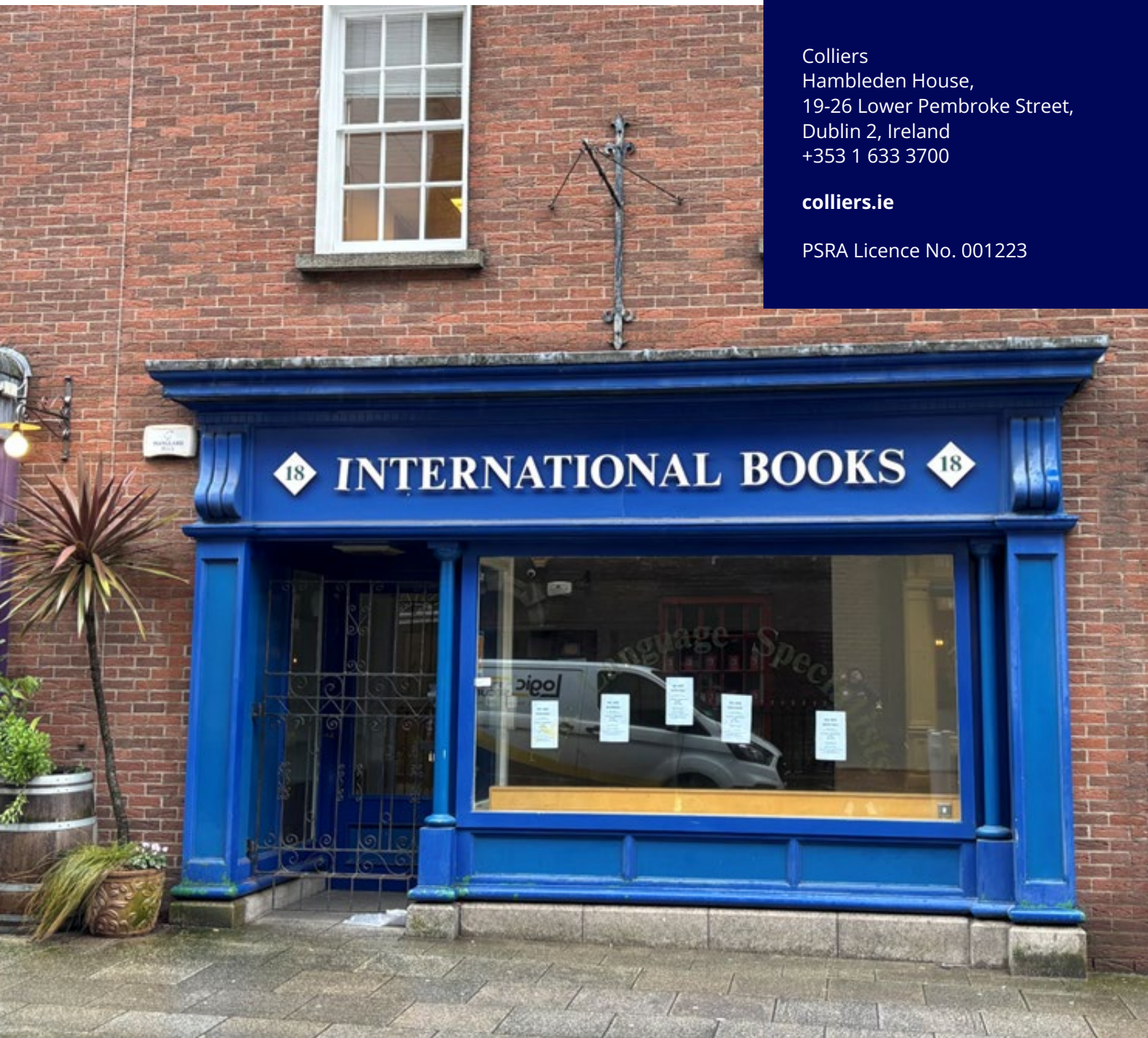
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PSRA Licence No. 001223



# 18 South Frederick Street, Dublin 2, D02 EK75

## Location

The subject premises is located on Frederick Street South which links Nassau Street with Molesworth Street and is a well-established central city trading location close to Grafton Street. Adjoining occupiers on Frederick Street include Brewbaker Café, Tiller & Grain, Herlihy Auctioneers, Gormley's Art Gallery and Dunne & Crescenzi, which is located right next door. There are excellent transport links (Dublin Bus, LUAS & DART) in the immediate vicinity in addition to the 225-space car park at Setanta Place.

## Description

The premises is located on the Trinity College end of South Frederick Street, only two doors down from Nassau Street. The premises comprises of approximately 86 sq m (930 sq. ft) of ground floor retail space with an internal width of 6.5 meters (21.25 feet). There is rear service / delivery access is available via Dawson Lane.

## Accommodation

Floor	Sq. M	Sq. Ft
Ground	86	930
<b>Total</b>	<b>86</b>	<b>930</b>

## Lease:

Available on new 10-year lease

## Rent:

On Application

## Service Charge:

We understand that the annual service charge is €1,756.38

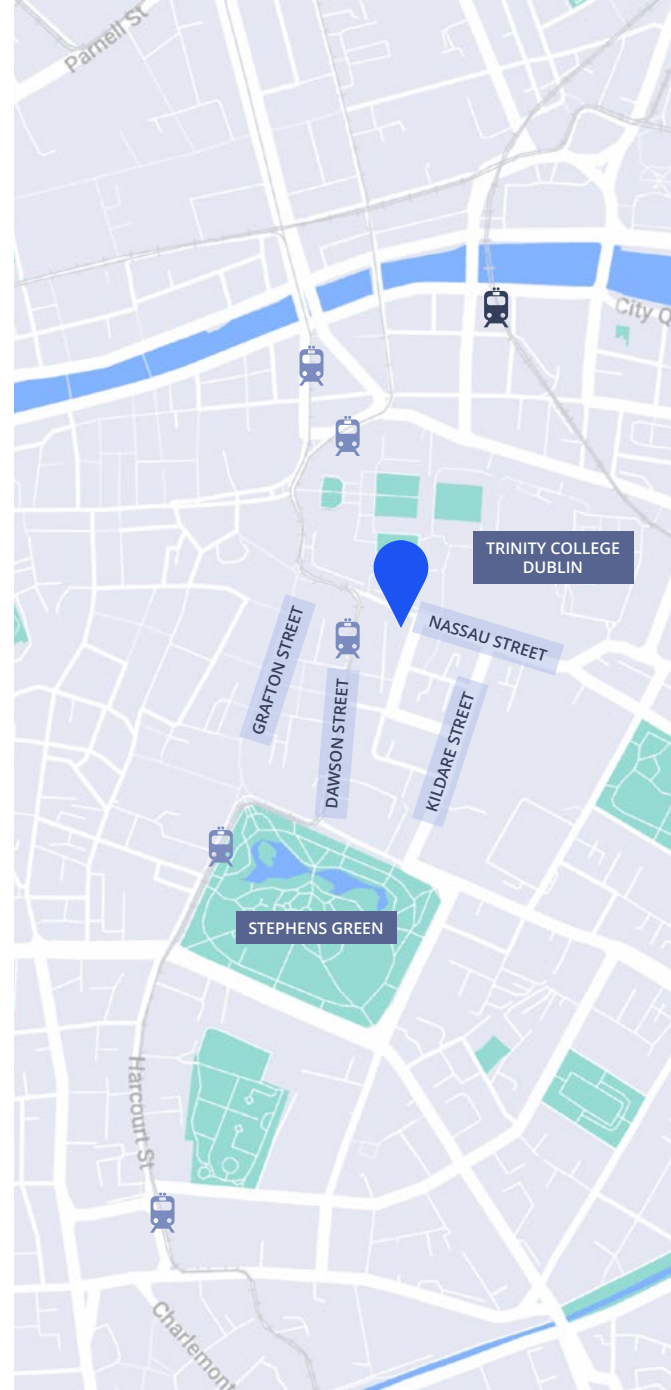
## Rates:

We understand that the 2026 rates liability is €12,369.20 (verify with valuations office).

## Insurance:

We understand that the annual insurance is €467.08 plus VAT

## BER:



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