



Colliers



TO LET

# Cafe Unit/Retail Premises



Excellent opportunity to lease a former café premises in a high profile and high footfall city centre location.



Open plan ground floor extending to 73 sq. m. with 90 sq.m basement.



Superbly positioned at the Abbey Street Luas stop to serve the commuters, shoppers, tourists and office workers.

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# 9B Abbey Street Lower, Dublin 1

## Location

The subject premises is located on Abbey Street Lower between the junction with O'Connell Street Lower and Marlborough Street. Abbey Street Lower enjoys high volumes of footfall with the LUAS Red Line passing and the Abbey Street stop is immediately in front of the subject property. The Luas Green line runs nearby with the south bound line on Marlborough Street and the north bound line on O'Connell Street. Busaras is 450 m to the east and Connolly Station is c 750m.

The surrounding area is a vibrant mix of shoppers, tourists and office workers given the proximity to O'Connell Street and Henry Street, along with the numerous office developments in the area including The Irish Life Centre, VHI, Custom House, Liberty Hall and the newly refurbished Clerys Quarter. The immediate area is home to numerous hotels with almost 4,000 rooms including Wynns, Riu Plaza, Holiday Inn, Moxy and the new Premier Inn currently under construction to the rear of the subject property in the Clerys Quarter which is due to open in Q4 2026.

Adjoining and nearby occupiers include Tang, Boojum, Spar, Budget Travel, Ladbrokes and the World renowned Abbey Theatre. Decathlon & H&M occupy flagship stores in the Clerys Quarter which is only yards away.

## Description

The property comprises a ground floor unit extending to 73 sq. m. The space which previously traded as a café/sandwich bar is open plan and ready to receive the tenant fitout. There is rear access to a laneway which leads out to Marlborough Street. The basement is accessed via a stairs located at the rear of the ground floor. The basement is capable of being used as ancillary / preparation space. The premises is suitable for retail use also.

## Accommodation

Floor	Sq. M	Sq. Ft
Ground	73	785
Basement	90	968
<b>Total</b>	<b>163</b>	<b>1,753</b>

## Lease

A new 15 year lease will be granted.

## Rent

On application

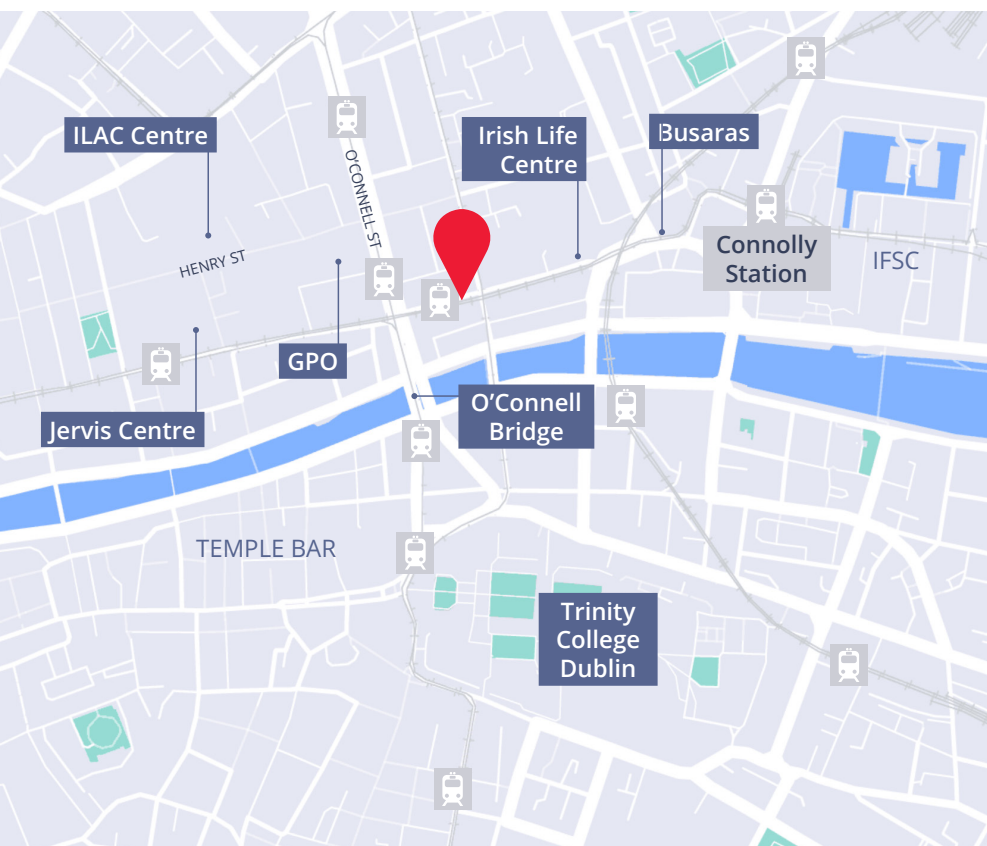
## Rates

The annual rates bill for 2026 is €9,872.80

## BER



Ber No 801140021



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