

Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

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CITY CENTRE RETAIL TO LET



1 Talbot Street, Dublin 1

- Prime Corner Retail Unit with 26 Marlborough Street
- Ground floor shop 157sqm with basement stores
- Close to O'Connell Street and IFSC
- Luas, Dart, Train and Bus accessible

LOCATION:

The property is situated in Dublin City Centre on the corner of Talbot Street and Marlborough Street.

Talbot Street is a main link between O'Connell Street and the IFSC. Talbot Street is a busy high street which is accessed by Luas at Abbey Street; Dart and Connolly Station and many bus routes.

Other users in the area include Tesco; Guinness; Carrolls Gifts; FX Buckleys; Paddy Wagon; Sports Direct, Starbucks and Paddy Power Bookmakers.

DESCRIPTION:

The premises comprise the ground floor and basement at 1 Talbot Street, Dublin 1. Internally there are suspended ceiling tiles incorporating fluorescent lighting, plastered walls and part tile floor. The shop front has a roller shutter door. The basement is subdivided into stores, offices, staff areas.

ACCOMMODATION:

Ground Floor Retail:	157sq.m
Basement Storage:	<u>86sq.m</u>
Approximate Total:	243sq.m

LEASE: Flexible

RATES: €14,086 (2018)

BER: TBC

RENT: €110,000p.a.

VIEWING: Strictly by Appointment

PSRA Licence No: 001142

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