

Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

1st Floor, 23a Seafield Road, Blackrock, Co. Dublin A94DX27 | Tel: (01) 2196680 | Fax: (01) 2196676 | Mobile: (086) 811 7587 | Email: mervynfeely@eircom.net

RETAIL - TO LET



SHOP AT GEORGES DOCK, IFSC, DUBLIN 1. D01 ND89

- Retail Ground Floor – approx. 85.6sqm
- Overhead Store - approx. 10.5sqm
- Landmark Building beside CHQ Building/International and National Operations
- Unit partially fitted
- Suit many uses S.P.P.

LOCATION:

The premises are located in Dublin North Central, 1.2kms east of O'Connell bridge, and are part of the IFSC. The area is well served by various transport connections with buses, luas and proximity to Heuston Station. Surrounding occupiers include Spar, Starbucks and Flyefit Gym with major office users including KPMG, Citi Bank and A&L Goodbody.

DESCRIPTION:

The premises comprise a detached period feature retail building with overhead store. The retail unit benefits from ceiling tiles incorporating fluorescent lighting. There is a WC and WHB to the rear of the shop. The property would suit many different types of shop/offices/showrooms (subject to the appropriate planning permission).

ACCOMODATION:

Ground Floor Shop:	Approx. 85.6sq.m
First Floor:	<u>Approx. 10.5sq.m</u>
Total:	Approx. 96.1sq.m

LEASE: The premises are available on a lease with flexible terms.

RENT: €40,000pa

RATES: €9,664 (2023)

SERVICE CHARGE: Approx. €1,896 (2023)

BER: D1

VIEWING: Strictly by Appointment

PSRA Licence No. 001142

1st Floor, 23a Seafield Road, Blackrock, Co. Dublin A94DX27 | Tel: (01) 2196680 | Fax: (01) 2196676 | Mobile: (086) 811 7587 | Email: mervynfeely@eircom.net

DISCLAIMER

The Agents for themselves and for the Vendors or Lessors of the property whose agents they are given notice that: i) these particulars are given, without responsibility of the Vendors or Lessors, as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves on inspection or otherwise as to the accuracy of each of them; iii) no employee of the Agents has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars.

 Mervyn Feely & Associates
Chartered Surveyors, Estate Agents & Valuers