

# Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

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## 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:** TBC

**VIEWING:** Strictly by Appointment

PSRA Licence No. 001142

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