Mervyn Feely & Associates
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FIRST FLOOR COMMERCIAL - TO LET



365-367 NORTH CIRCULAR ROAD, PHIBSBOROUGH, DUBLIN 7 D07FH64

- **First Floor Over Spar approx. 133sqm (1,430sqft)**
- **Offices/Beauty Salon/Other Uses**
- **Lease Flexible**

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LOCATION:

The premises are located centrally in Phibsborough Village on the north side of North Circular Road close to the junction with Doyles Corner and Phibsborough Road. The area benefits from a large footfall and other users in the immediate area are Phibsborough Shopping Centre with Tesco, Eddie Rockets, EBS and many other pubs, restaurants and coffee shops. The area has a good transport infrastructure with bus and luas facilities close by.

DESCRIPTION:

The premises comprise a first-floor premises over Spar, which is sub-divided into four rooms. The premises would suit a number of uses including Beauty Salon/Offices/Other Uses.

ACCOMMODATION:	**First Floor: 133sqm (1,430sqft)**
LEASE:	**The premises are available on a lease with flexible terms.**
RENT:	**€15,000pa**
REPAIR:	**The tenant will be responsible for internal repairs, keeping the premises in clean condition, payment of outgoings including rates, insurance and electricity.**
VIEWING:	**Strictly by Appointment**

PSRA Licence No. 001142

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