

11A LOWER BAGGOT STREET, DUBLIN 2

- Excellent opportunity to trade in the heart of Dublin's Central Business District
- High profile commercial premises with ground floor shop and basement storage accommodation
- Extending to approx. 56.74 sqm (610 sqft) on ground floor
- Total floor area approximately 86.39 sqm (930 sqft)
- Suitable for a host of retail uses
- Prime thoroughfare with excellent volumes of passing vehicular and pedestrian traffic
- Nearby occupiers include Eathos, Boots, Dowlings Pharmacy, Spar and Barbieri

01-638 2700





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LOCATION

Number 11a occupies an excellent trading position on the northern side of Baggot Street Lower between the junction with Baggotrath Place to the east and Merrion Street Upper to the west. Baggot Street Lower is an established and busy commercial thoroughfare in the heart of the central business district. Occupiers trading in the immediate vicinity include Eathos, Boots, Tesco, Spar, AIB and Cirillo's Restaurant.

Baggot Street Lower benefits from excellent volumes of passing vehicular and pedestrian traffic due to its proximity to large numbers of office occupiers on St Stephen's Green, Merrion and Fitzwilliam Squares and the surrounding area. Amenities in the immediate area include St. Stephen's Green and Merrion Square parks in addition to the renowned Merrion and Shelbourne Hotels and a host of restaurants, shops and bars. Excellent public transports facilities are available in the vicinity with services from Dublin Bus, Pearse Street Dart Station and LUAS all within walking distance.

DESCRIPTION

The property comprises a ground floor retail unit with the benefit of a basement store. Internally, the unit is in shell and core, ready for an incoming tenant's fit-out.

ACCOMODATION

Description	Sqm	Sqft
Ground floor	56.74	610
Basement	29.65	319
Total	86.39	929

LEASE DETAILS

The property is available to let on a long term lease.

RENT

€40,000 per annum

PLANNING

The subject unit is listed on the record of protected structures under the Dublin City Development Plan 2016-2022.

SERVICE CHARGE

€8,951.58

BER INFORMATION

BER: Exempt

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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