

PRIME RETAIL OPPORTUNITY

GROUND FLOOR AND BASEMENT, 12 LOWER BAGGOT STREET, DUBLIN 2

- Opportunity to acquire a prime retail pitch in the heart of Dublin's CBD
- Ground floor shop with basement extending to approx. 205 sq. m (2,206 sq. ft) GIA.
- Ground floor retail approx. 107 sqm (GIA).
- Suitable for a variety of uses (S.P.P)
- Nearby occupiers include Eathos, Boots, Tesco, Spar, Café Sol, AIB and The Merrion Hotel.

01-638 2700



LOCATION

Number 12 occupies an excellent position on the northern side of Baggot Street Lower between the junction with Baggotrath Place and Merrion Street Upper. Baggot Street Lower is the heart of the Dublin's Central Business District. 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, gyms 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 opportunity comprises the ground floor and basement of a four storey over basement mixed residential and commercial property. The ground floor shop and basement were refurbished in recent years and were most recently in use as a café. The property has retail use but is suitable for a variety of uses (subject to planning permission). The floor plates are broadly rectangular in shape and the property benefits from a glazed shopfront. We understand that 3-phase power and gas are connected and supplied to the property.

There is also potential for external seating subject to the relevant licencing consents being obtained.

The property is listed as a protected structure under the Record of Protected Structures.

ACCOMMODATION

We understand the accommodation comprises approximately as follows:

Description	GIA SQM	GIA SQFT
Basement	98	1,054
Ground floor	107	1,152
Total	205	2,206

LEASE

A new Lease is available.

SERVICE CHARGE

TBC

RENT

€80,000 per annum exclusive

COMMERCIAL RATES

We understand the rates are approx €14,284.

BER INFORMATION

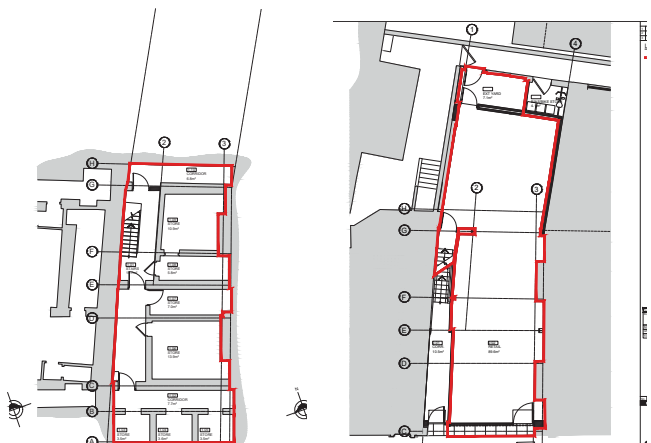
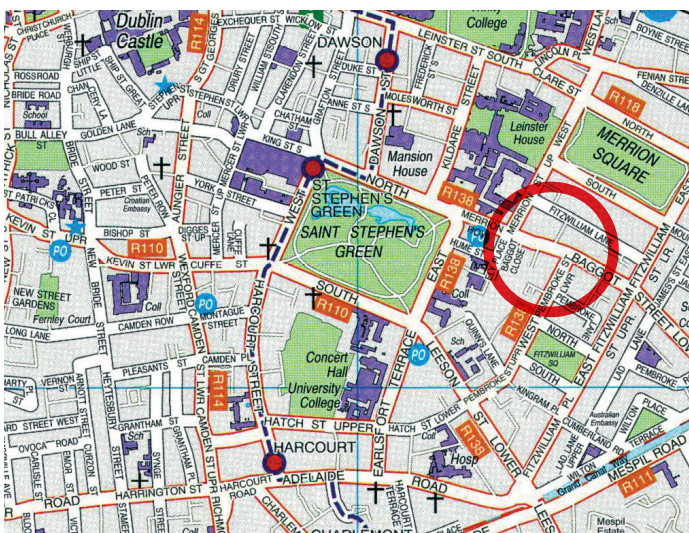
Exempt

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

