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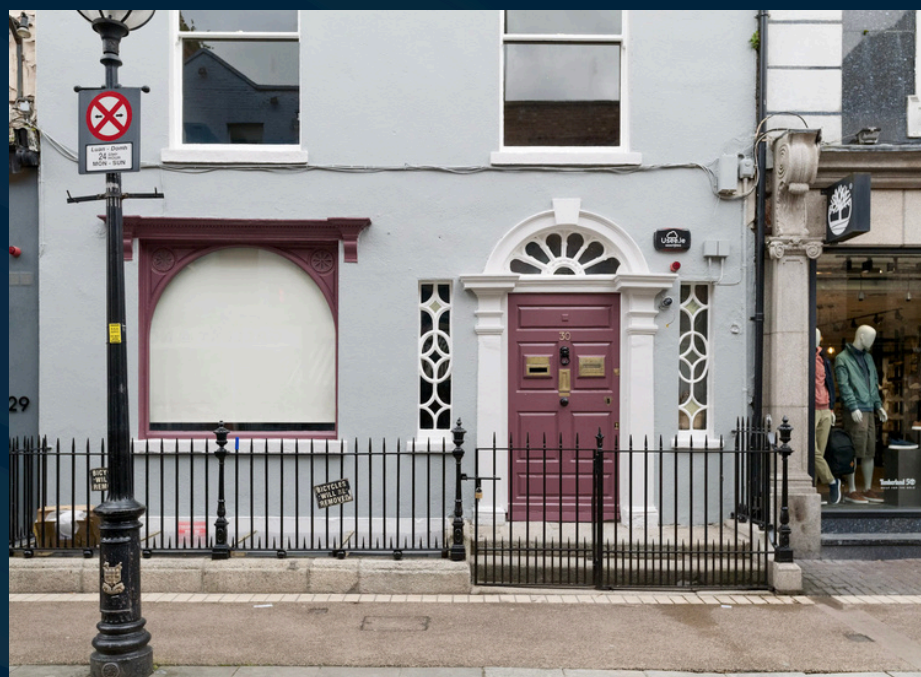
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## 30 South Anne Street Dublin 2

High Profile Commercial Unit

Located off Grafton Street

Excellent Transport & Amenities

Suit a Variety of Uses



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TO  
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## LOCATION

Located at the heart of the city, 30 South Anne Street is excellently positioned only 30m from Grafton Street.

The surrounding area provides a broad and diversified offering, primarily occupied by leading fashion retailers, boutiques, jewellers together with restaurants, cafes and bars.

This is an unrivalled city centre location that benefits from high volumes of passing footfall and immediate proximity to all amenities.

## DESCRIPTION

The property presents a unique opportunity to secure a prime commercial property off Grafton Street.

An attractive 4 storey over basement property with stunning staircase and feature skylight benefitting from all the features of a period property while fulfilling modern occupier requirements which has recently benefited from a major restoration program.

The property offers the chance for a variety of uses (S.P.P.) in the heart of the City Centre.

## ZONING

The property is located within the boundary of the Grafton Street special planning and control area plan.

30 South Anne Street is listed on Dublin City Council's Record of Protected Structures.

## ACCOMMODATION

NIA	sq. m.	sq. ft.
<b>Ground Floor:</b>	64.3	693
<b>Basement:</b>	45.3	488
<b>First Floor:</b>	64.8	689
<b>Second Floor:</b>	55.2	594
<b>Third Floor:</b>	24.4	263
<b>Total:</b>	<b>254.1</b>	<b>2,727</b>

*All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence.*

**RATEABLE VALUATION** - c. €39,500 per annum

**INSURANCE** - c. €2,950 per annum

**BER** - Exempt

