

RETAIL OPPORTUNITY



Great Location

Excellent retail potential in a bustling area surrounded by residential spaces, offices, and amenities, with prominent neighboring companies such as Airbnb, Bloomberg, and Accenture.



Retail Opportunity

Street-level retail unit, ideal for customization and renovation by the right retailer, featuring an open floor plan, dual metal security shutters, and essential back-of-house facilities like a small storeroom, toilet, and washing basin.



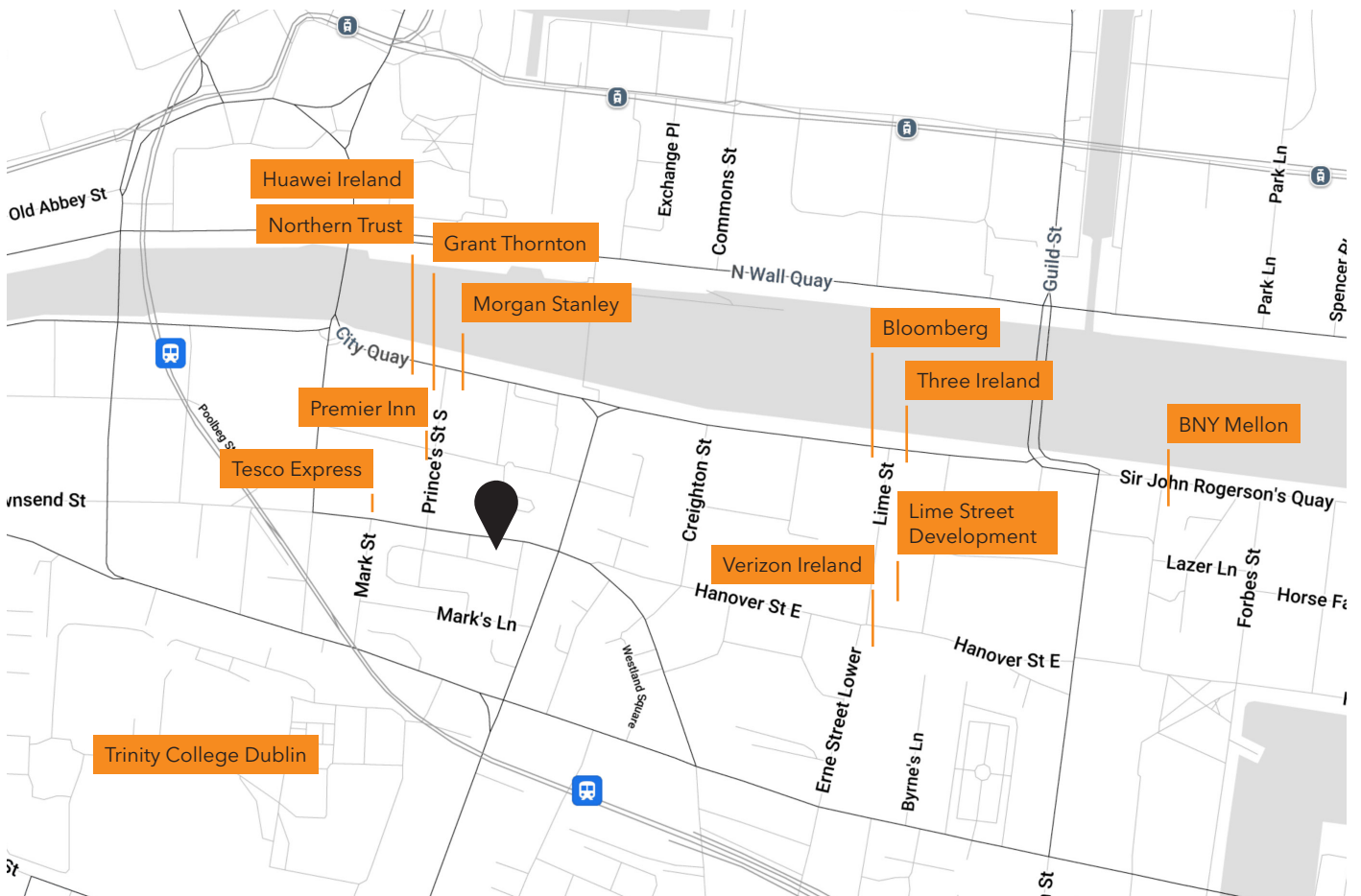
Proximity

Located across from the George's Court development, a modern Grade A office complex occupied by firms like Northern Trust and Huawei, further enhancing business visibility and foot traffic.

Location

The property is located in a prominent position on Townsend Street, Dublin 2, offering a unique retail opportunity. The surrounding area is a mix of residential, offices, and local amenities, making it a great location for businesses looking to serve the local community.

The area is a modern business hub, hosting prominent companies such as Bloomberg, DocuSign, Airbnb, Indeed, Fiserv, State Street, Accenture, Three Ireland, BNY Mellon, Verizon Ireland, Grant Thornton, and Morgan Stanley. Situated across the street lies the 96,000 sq. ft. Georges Court development, the building encompasses cutting edge, Grade A office spaces, currently occupied by leading firms like Northern Trust and Huawei Ireland, with additional space available.



Description

Offered to the market is a street-level retail unit requiring renovation, ideal for the right retailer looking to fit out a space to their needs.

The exterior features dual metal roll-down security shutters. Inside, the unit encompasses an open floor plan with fluorescent overhead lighting. The unit also comprises a back of house area including a washing basin, counter top, toilet and store room.

The unit is in need of a complete overhaul. It previously traded as a Deli and Newsagents and has been completely stripped out by the previous tenant.

ACCOMMODATION

Ground 39 sq. m. NIA

TERMS

Available under a new lease

RENT

€12,000 per annum

LOCAL AUTHORITY RATES

Local Authority Rates for 2024 are €2,222

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