

22 Exchequer Street, Dublin 2

Excellent Retail Opportunity
Ground floor retail unit

To Let



- Prime retail unit of 209.4 sq.m
- Impressive dual frontage onto Exchequer Street and Drury Street
- Highly sought after city centre retailing / restaurant destination
- Located in the heart of Dublin's Creative Quarter on one of Dublin's most established shopping streets
- Suit a variety of retail uses

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Location

22 Exchequer Street occupies an enviable corner position facing Exchequer Street and Drury Street. The property is situated in one of Dublin's premier locations in Dublin for retail and leisure and is an area that is full of history and charm. The street benefits from a high level of footfall and is the main pedestrian thoroughfare between Grafton Street and South Great Georges Street.

Exchequer Street and its surrounds offer an unrivalled array of restaurants, bars, boutiques and beauty outlets. Neighbouring retailers are amongst Carousel, Buffalo Shoes, Cos, Brown Thomas & The Powerscourt Centre. Restaurants nearby include Fallon & Byrne, Oleysa's, Ludurée, Rustic Stone and Fade Street Social.

Description

The retail unit at 22 Exchequer Street has impressive dual frontage onto Exchequer Street and Drury Street. The property comprises a ground floor, first floor and return space of which 145 sq.m of retail accommodation is located on the ground floor.

The unit is ideally suited to a quality retailer seeking a high profile shop unit.

Accommodation (N/A)

Floor Area	Sq.ft	Sq.m
Ground Floor	1,564	145.3
First Floor	655	60.85
Return	35	3.25
Total	2,254	209.4

Intending occupiers are advised to verify all floor areas and undertake their own due diligence.

Commercial Rates

The commercial rates for 2018 are €22,575.

Rent

On application.

BER

Exempt

Viewing

Strictly and only by prior appointment through the sole letting agents.

