



To Let

Macken House, Upper Mayor Street, Dublin 1
65 - 1,460m² (700 - 15,715 sq ft)

- High profile retail opportunity
- Located immediately facing the Point Village Luas Station
- Flexible unit sizes, suiting a variety of needs (subject to planning permission)
- Situated adjacent to the 02 Arena, Gibson Hotel and the Point Village Shopping Centre



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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LOCATION

Upper Mayor Street is ideally situated directly beside the Point Village, and benefits from immediate proximity to a number of amenities, including the Odeon Cinema, the O2 Arena, Gibson Hotel and the Point Village Shopping Centre. There are numerous underground car parks within the vicinity of Mayor Street including 900 underground spaces within the Point Village and 320 underground spaces beneath the Convention Centre Dublin.

The property benefits from excellent accessibility, being situated directly beside the Point Village Station, the Luas Red Line. A vibrant residential community surrounds the properties, making it an excellent opportunity for any prospective retailer. The Central Bank will move into North Wall Quay and the adjoining site can accommodate future office headquarter buildings.

DESCRIPTION

Units are available in a wide range of sizes, and are capable of being tailored to suit a variety of uses (subject to planning). With generous full height glazed frontage facing the Luas Red Line, the property offers an excellent platform for retailers seeking to trade within the immediate vicinity of the O2 Arena.

ACCOMMODATION

UNIT NO.	SQ.M (SQ FT)
Cafe Opportunity	65 (700 sq ft)
1	184 (1,981 sq ft)
2	1,460 (15,715 sq ft) Capable of sub-division
4/5	595 (6,405 sq ft)

All intending purchasers/tenants are specifically advised to verify the floor/site areas and undertake their own due diligence

LEASE TERMS

The property is available on flexible lease terms.

RENT

On application.

RATES

The units are not yet rated.

SERVICE CHARGE

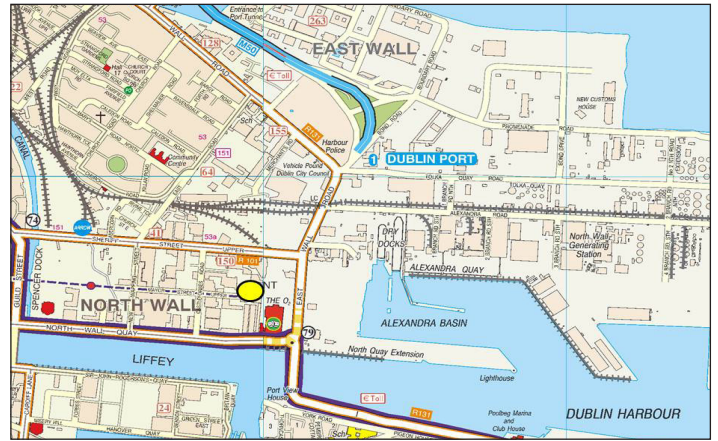
The tenant will be responsible for the payment of Service Charge due on the property, currently estimated at €0.21 psf per annum

INSURANCE

On application.

DISCLAIMER

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