

To Let



RETAIL UNIT, BLOCK B, CASTLEFORBES SQUARE, DUBLIN 1

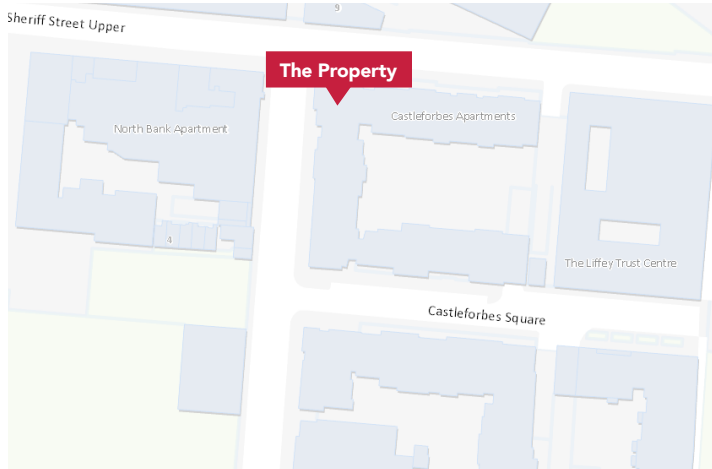
Restaurant/Café/Retail Opportunity



(01) 637 55 55 qre.ie

Location

The property is situated on a corner position within Castleforbes Square at the junction of Sheriff Street Upper and Castleforbes Road. Castleforbes Square is located in Dublin's north Docklands. Surrounding occupiers include the Gibson Hotel and 3Arena approximately 200m to the east, Spencer Dock and the IFSC are also within close proximity. The area benefits from a number of transports links to include the Point & Mayor Street Upper Luas stops, DART and Dublin Bus. The Port Tunnel is located approximately 3km to the north east.



Property Description

The subject unit comprises of a ground floor and basement retail unit. It forms part of an extensive apartment block. The unit extends to approximately 321 sq. m (3,450 sq. ft) in total with 260 sq. m (2,799 sq. ft) on the ground floor and 60 sq. m (646 sq. ft) at basement level.

The property is suitable to a number of uses subject to the necessary planning permission. The property previously received a grant of planning permission (Ref: 6452/07) for change of use to restaurant and take-away. The permission has now expired.

PSRA Registration No. 003587

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.



Service Charge

Approximately €3,276.18 p.a.

BER



BER Number: 800489932

BER Advisory: 5622.66 kWh/m²/yr 6.7

Quoting Rent

€45,000 per annum

Lease Terms

Available on flexible new lease terms. The tenant shall be liable for the local authority rates and insurance, in the normal manner.

Viewing

All viewings are strictly by appointment through the sole letting agent.

For further information please contact:

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