

# 4 Chatham Street, Dublin 2

High Profile Retail Opportunity

## To Let

by way of assignment



- Ideally configured retail unit of 42 sq m
- Superb city centre location within sight of Grafton Street
- Suit a variety of retail uses
- Available immediately

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# 4 Chatham Street, Dublin 2



### Location

4 Chatham Street is situated directly adjacent to Grafton Street, Dublin's most popular and sought after shopping street. The unit benefits enormously from a high level of footfall in the city and is located on one of the pedestrian routes linking Grafton Street to Clarendon Street and South William Street.

The immediate surrounding areas offer an exceptional range of restaurants, boutiques and beauty outlets, making it hugely popular with shoppers and retailers alike. The Westbury Hotel and the Shelbourne Hotel are in close proximity to the subject address.

Retailers on Chatham Street include Monsoon, Costelloe & Costelloe, Butlers Café, Starbucks and MUJI. Neighbouring occupiers on Grafton Street and its surrounding streets include major retailers Brown Thomas, Powerscourt Townhouse, Dunnes, and Avoca. Chatham Street is also complemented by food offerings at Metro Café, Mao, and Taste Food Co. The unit is visible from Topman, Champion Sports and Ted Baker on Grafton Street.

### Description

4 Chatham Street extends to 42 sq m at ground floor level. This retail unit is ideally suited to a retailer seeking a high profile long term shop unit.



### Accommodation

Floor Area	Sq M	Sq Ft
Ground Floor	42	452
<b>Total Floor Area</b>	<b>42</b>	<b>452</b>

Interested parties are advised to verify the areas and to undertake their own due diligence.

### Commercial Rates

The commercial rates for 2017 are €7,622

### Lease

The property is held under a 25 year lease from 1st February 2004 with 5 yearly rent reviews. The lease is subject to a current rent of €70,000 pa.

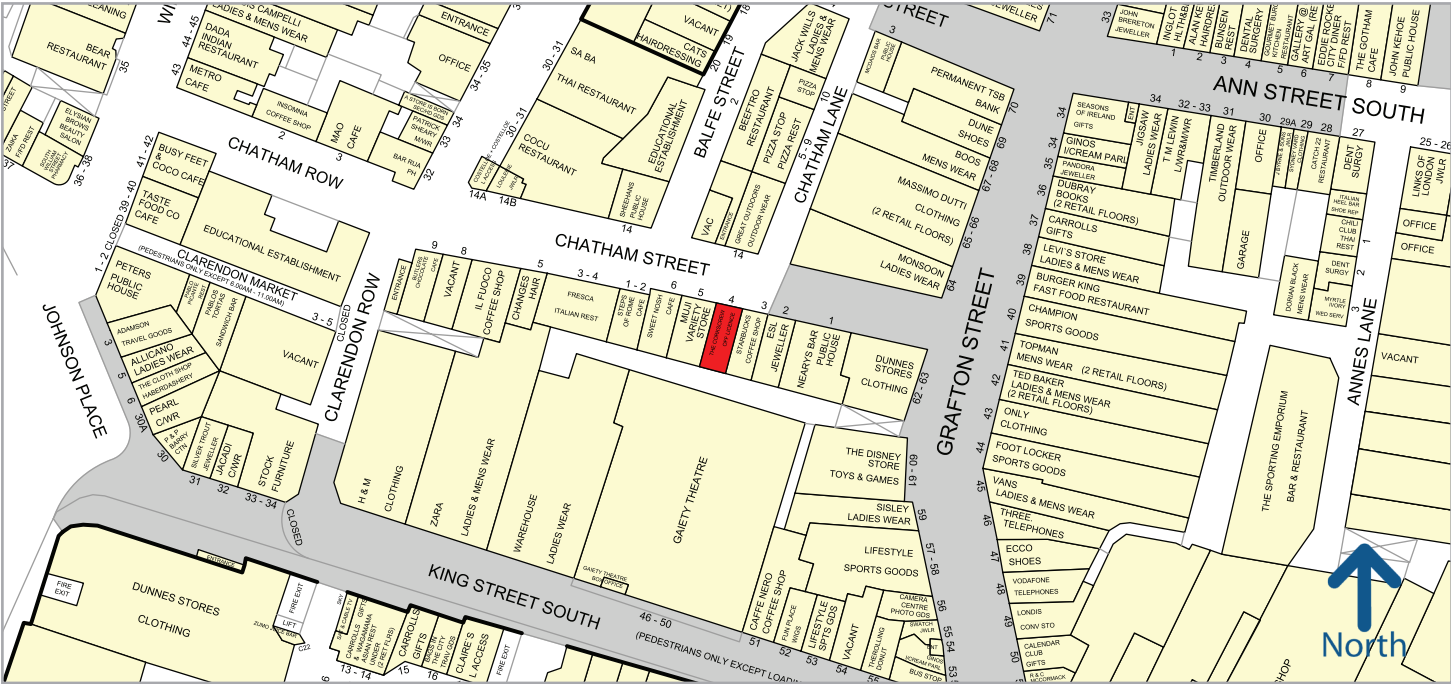
### BER



BER No: 800013500  
Performance Indicator: 2188.74 kWh/m<sup>2</sup>/yr 2.63

### Key Money

Price on Application.



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