



2 Glasthule Road Glasthule Co. Dublin

- Turnkey Retail Unit
- Overall c. 59 sq. m. (c. 635 sq. ft.)
- Quality Fit-Out



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AGNEW**

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**TO
LET**

LOCATION

- Established trading position in the heart of Glashule Village, a popular seaside location nestled between Dun Laoghaire and Dalkey approximately 13km from the City Centre.
- The property is situated less than 200m from Sandycove and Glashule Dart station along with numerous bus services connect Glashule to the city centre and Bray.
- The village hosts numerous complementary retail and restaurant users including the renowned Cavistons Food Emporium & restaurant, 64 Wine, Rococo, Miss E and many more.

DESCRIPTION

- Exciting opportunity in the heart of Glashule Village
- Turn Key / Quality Fit-Out
- Recently traded as a high end Woman's Boutique
- Large Storage Area

LEASE: Flexible Lease Terms

RATES LIABILITY: €6,734 p.a.



No. 800814493 / 421.37 (kWh/m2/yr) 1.89



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ACCOMMODATION

	sq. m.	sq. ft.
Retail:	30.2	325
Stores:	28.8	310
Total:	59.0	635

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



The terms set out herein are by way of partial summary. Intending purchasers or lessees should obtain a copy of the Particulars and Conditions of the Sale where the matters are dealt with comprehensively. Particulars and Conditions of Sale are available from the Agents and the solicitors with carriage of sale. Quinn Agnew act for the vendors and/or lessees of this property whose Agents they are, hereby give notice that, (1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Quinn Agnew has any authority to make or give any representation or warranty whatsoever in relation to this property. (4) All prices quoted are exclusive of VAT.