

TO LET



No. 5 St. Andrew Street
Dublin 2

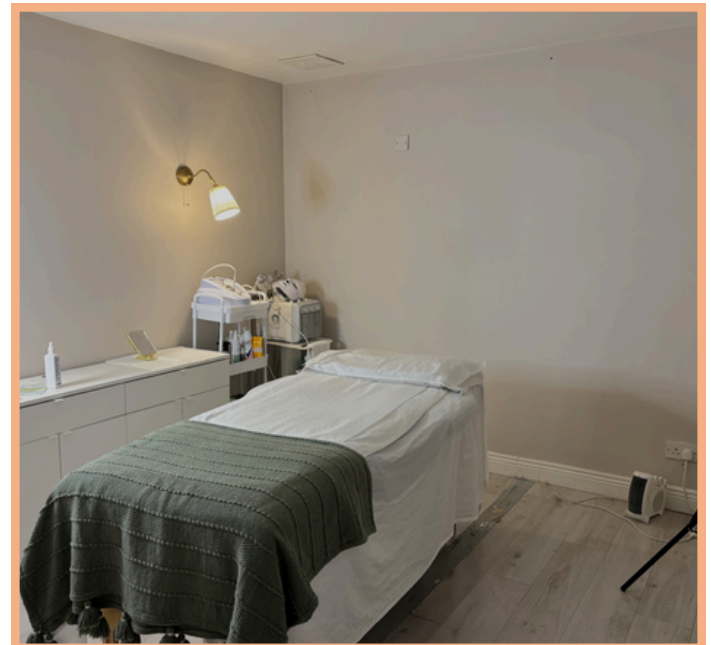
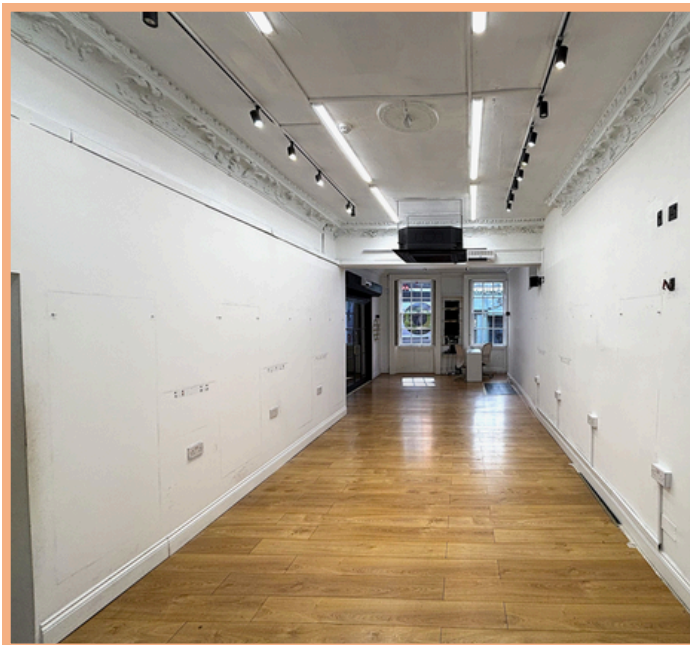
TURLEY
PROPERTY ADVISORS

DESCRIPTION

No. 5 Andrew Street presents an exceptional opportunity to lease a high-profile retail unit in the heart of Dublin 2, just a stone's throw from Grafton Street and the Powerscourt Centre. The property comprises a striking redbrick Georgian building with a private entrance and is laid out over ground and basement levels, extending to a total of approx. 167.6 sq.m (1,803 sq.ft).

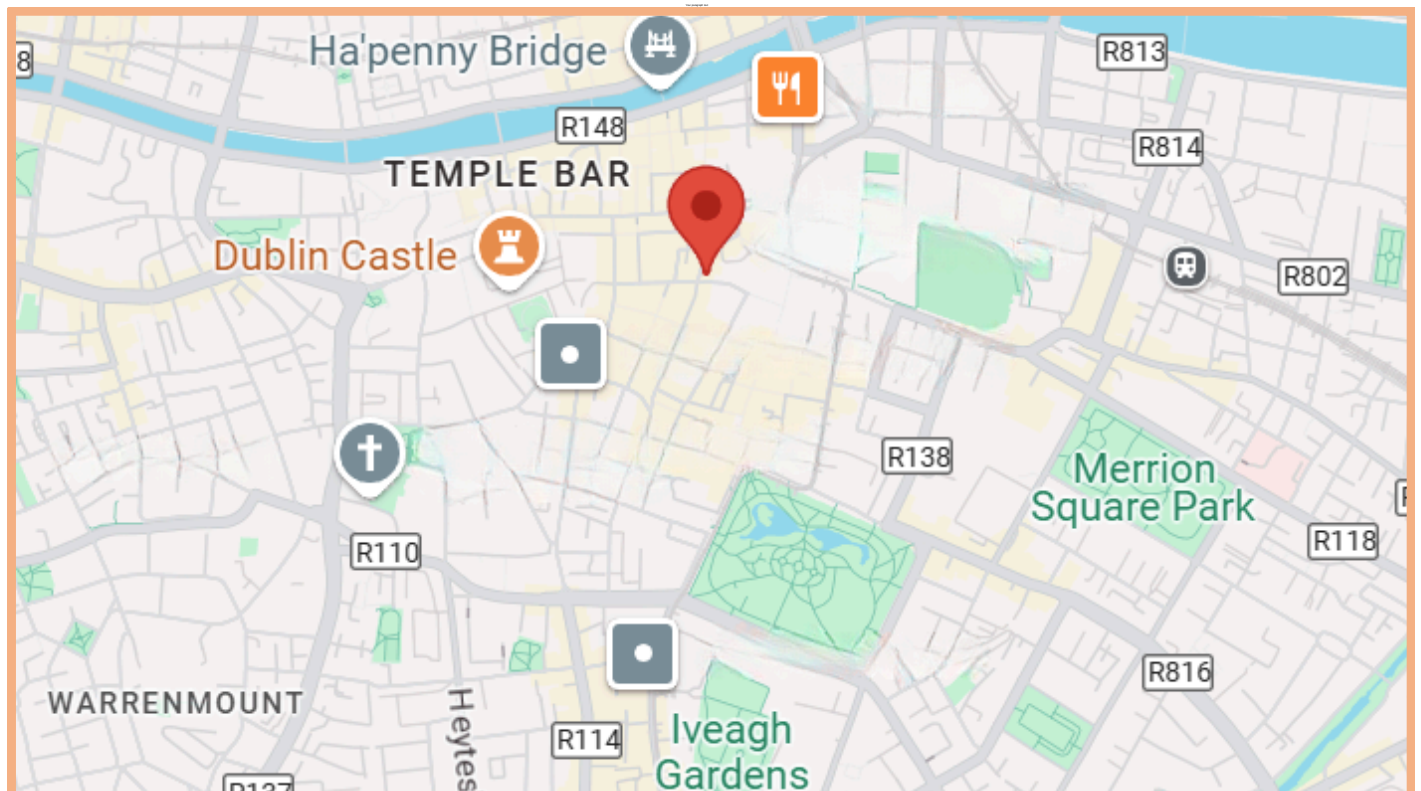
The ground floor spans approx. 74.4 sq.m (800 sq.ft) and is predominantly open plan. It was most recently in use as a hair salon and features generous ceiling heights, decorative cornicing, timber flooring, spotlighting, and ample electrical points throughout. The space lends itself well to retail, salon, or showroom use.

The basement level, measuring approx. 93.2 sq.m (1,003 sq.ft), is arranged into multiple treatment rooms, each with private access, along with WC facilities and a staff kitchenette/lounge area. This configuration is ideally suited to beauty, wellness, aesthetics, or complementary health services. Both floors benefit from strong natural light, stylish interiors, and ready-to-use infrastructure



LOCATION

No. 5 St. Andrew Street is situated in the heart of Dublin city centre, just moments from Grafton Street, Trinity College, and the bustling commercial hub of College Green. This prime retail location benefits from high pedestrian footfall, excellent public transport links, and close proximity to key landmarks such as the Molly Malone statue and St. Andrew's Church. The surrounding area is home to a mix of high-end retailers, popular cafés, and corporate offices, making it an ideal destination for both shoppers and professionals



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