

8 Ranelagh, Dublin 6

Exceptional Retail Opportunity

To Let



- 108 sq m / 1160 sq ft
- Excellent Location Opposite Ranelagh Luas Stop
- Two Storey Over Ground Floor
- Flexible Lease Terms Available

86-88 Leeson Street Lower, Dublin 2.

Nigel Kingston

Lambert Smith Hampton

Email Address: nkingston@lsh.ie

John Barnewell

Lambert Smith Hampton

Email Address: jbarnewell@lsh.ie

**Lambert
Smith
Hampton**

01 673 1400
www.lsh.ie

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Location

8 Ranelagh is ideally located on the Ranelagh Road directly opposite the Ranelagh Luas Stop and 1 minute walk from 'The Triangle'. Ranelagh boasts one of the South Dublin's most vibrant food and nightlife cultures, located 1.5 km south of the Dublin City Centre and surrounded by Donnybrook, Rathmines, Rathgar and Terenure. Occupiers in the village include Tribeca, Mak at D6, Kinara, The Exchequer Wine Bar, Flye Fit Gym and Supervalu.

Description

8 Ranelagh is a two storey over ground floor terraced building. This property is laid out to provide for ground floor retail accommodation of 33 sq m, 33 sq m on the first floor and a further 42 sq m on the second floor.

The property will be handed over in shell and core condition ready for tenants fit-out.

Accommodation

Floor Area	Sq M	Sq Ft
Ground Floor	34	365
First Floor	34	365
Second Floor	40	430
Total	108	1161

Intending purchasers are advised to verify all details including floor area and to note disclaimer below.

Lease

The property is available under a new short-term or long term lease.

Rent

We are seeking a rent of €40,000 per annum exclusive.

VAT

The tenant will be liable for any VAT arising from this letting.

BER



BER No: 800171985

Energy Performance Indicator: 580.81 kgCO2 /m²/yr 2.83

Viewing

Strictly and only by prior appointment through the sole letting agents.

Agents

Ed Douglas
Nigel Kingston
John Barnewell



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