



Ground, First & Second Floors

6 South Anne Street, Dublin 2, D02 V095

To Let

savills

LOCATION

South Anne Street is a vibrant and bustling thoroughfare which connects Grafton Street and Dawson Street.

The street is a highly sought after trading location given its proximity to Grafton Street, convenient accessibility, and a diverse mix of shops, eateries, and entertainment options that attract a steady flow of visitors both during the day and evening.

Notable adjacent occupiers include Montblanc, Jigsaw, Astrid & Miyu, Sweaty Betty, Magee, Sheridan's Cheesemongers, and Timberland.

The area is highly accessible with the LUAS Green line located nearby on Dawson Street as well as multiple bus routes links. St. Stephen's Green, Nassau Street and College Green are all located nearby.



DESCRIPTION

The subject property occupies a prominent mid-terraced location with feature glazed shop front.

Internally, the property is set out over three levels, offering potential for a variety of alternative uses and configurations.

While in need of refurbishment, the property offers a great opportunity to secure a prime commercial unit on the coveted south city centre thoroughfare.

All services are available.

ACCOMODATION SCHEDULE

Ground Floor	570 Sq Ft	52.95 Sq M
First Floor	380 Sq Ft	35.30 Sq M
Second Floor	302 Sq Ft	28.13 Sq M
Total	1,252 Sq Ft	116.38 Sq M

(Floor plans not to scale. All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)







LOCATION MAP – For indicative purposes only

Rent

Guiding €90,000 per annum

Lease

A new long-term lease is available.

Viewing

Strictly by prior and accompanied appointment

Rates & Insurance

Upon application

BER

Upon application

CONTACT

For further information please contact:

Stephen McCarthy

Divisional Director

Stephen.mccarthy@savills.ie

002233-002980

Savills
33 Molesworth Street
Dublin 2
D02 CP004

+353 (0) 1 618 1300
savills.ie
PSRA License No: 002233

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.