

77 Aungier Street, Dublin 2

Retail Property

To Let



- Centrally located Retail Unit of 51 sq.m
- Excellent vehicular and pedestrian footfall
- Suit a variety of retail uses
- Available immediately

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Location

77 Aungier Street occupies a central position on the west side of Aungier Street, close to its intersection with Stephen Street. The property is located just a couple of minutes' walk to Grafton Street, Stephen's Green, and Temple Bar. Aungier Street has seen significant regeneration in recent years and is home to many successful retailers, restaurants and pubs, with further development engaged, such as the new Lidl store to be located on the subject block. DIT and Dublin Business School are located on the same stretch. Neighbouring retailers include Dunnes Stores HQ, George's Street Arcade, and the Powerscourt Centre. Popular restaurants in the immediate area include Darwins, Whitefriar Grill, Bow Lane, and Brasserie Sixty6.

Description

The subject property is laid out to provide for ground floor retail accommodation and comprises approx. 51 sq.m. The property is ideally suited to a retailer seeking a premises in a vibrant and lively catchment in the city centre.

Accommodation

Floor Area	Sq.ft	Sq.m
Ground Floor Retail	426.03	39.58
Rear Retail	120.55	11.2
Total	546.58	50.78

Intending occupiers are advised to verify all floor areas and undertake their own due diligence.

Commercial Rates

The commercial rates for 2018 are €5,160.

Terms

The unit is available on a new 4 year 9 month lease.

Rent

We are quoting a rent of €35,000 per annum exclusive.

BER

Exempt.

Viewing

By appointment through sole letting agents.

