



Unit 2 Castlegate, Lord Edward Street, Dublin 2

- City Centre Retail Unit + Parking
- Suit a Variety of Uses
- c. 39 sq. m. (420 sq. ft.)
- Vacant Possession



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AGNEW**

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**FOR
SALE**

LOCATION

Lord Edward Street, which runs parallel to Dame Street, is located in the heart of Dublin's south City Centre.

This neighbourhood enjoys considerable pedestrian traffic, with many visitors passing through on their way to the Guinness Storehouse, Ireland's most popular visitor destination.

Temple Bar, Dublin Castle, and City Hall. KHO, The Bull & Castle Public House, The Irish Film Board, and the Arlington Hotel are all nearby.

DESCRIPTION

The property comprises a ground floor retail unit extending to 39 sq. m. / 420 sq. ft. with frontage onto Lord Edward Street.

The unit consists of an open plan space with storage and staff welfare area to the rear.

The unit is available with full vacant possession and would suit a variety of users.

FEATURES

- Exciting opportunity in the heart of Dublin City
- 1 x Electric Roller Shutter
- CCTV
- Recently traded as Newsagents
- Storage Area
- 1 Car Space

TITLE: Freehold

RATES LIABILITY: c. €6,057 per annum



ACCOMMODATION

GIA	sq. m.	sq. ft.
Retail:	34.0	366
Stores:	5.0	54
Total:	39.0	420

1 Car Space is Demised to the Property

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



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