

87 North Strand Road, Annesley Bridge, Dublin 3



SUBJECT TO CONTRACT/ CONTRACT DENIED

To LET – AVAILABLE IMMEDIATELY

PROPERTY LOCATION:

Number 87 is situated in a prominent position along a very busy thoroughfare in Dublin 3. The property is within a 15 minutes' walk to the city centre and is located south of Fairview. O'Connell Street and Dublin Port are readily accessible being approximately 2km to the south and east respectively. The property is on the western side of North Strand Road at its junction with Annesley Bridge and East Wall Road. Surrounding occupiers include Lambe and O'Connor, Annesley House and Paddy Power.

TRANSPORT:

The area is serviced by numerous public transport facilities including the DART at Clontarf Road, Luas at Connolly Station and several Dublin Bus routes with access being provided by the M50 and Dublin Port Tunnel situated approximately 1km to the east.

PROPERTY DESCRIPTION:

The property comprises a ground floor unit, previously occupied by a retail bank branch and is suitable for both office and retail accommodation.

Internally the property comprises an open plan layout with storage/ WC facilities to the rear of the unit. The property benefits from a separate side access.

AREA: Approximately 2,675 sq. ft (249 sq. m)

ANNUAL RENT: Available upon request

RATES: €16,383 for 2017

VIEWINGS: All viewings are strictly by appointment through the agent.

QRE CONTACTS: Jenny Donnelly jenny.donnelly@gre.ie
Aishling O'Hanlon Aishling.ohanlon@gre.ie
Tel: 01 6675555



The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.