

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.

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