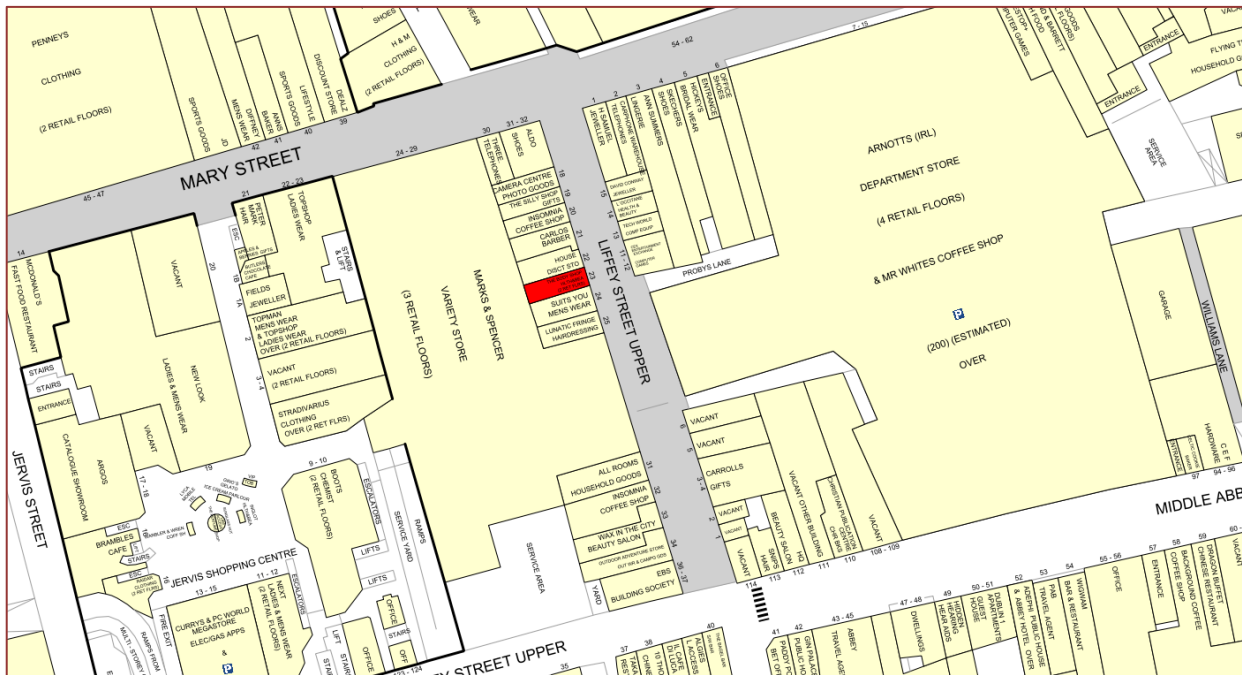


## To Let 23 Liffey Street Upper, Dublin 1



- Exceptionally high footfall location, meters from Henry Street, Mary Street and Abbey Street Red Line Luas
- Extends over 3 floors with ample basement storage
- Open plan configuration and suitable for a variety of uses



## Location

The subject property occupies a prominent mid-terraced location on Liffey Street Upper, a hugely popular and coveted pedestrianised retail thoroughfare within immediate proximity to Henry Street, Mary Street.

Nearby occupiers include Arnotts, Marks & Spencer, Jervis and Ilac Shopping Centres. Liffey Street further benefits from its natural connectivity to the south city centre via Temple Bar and immediate proximity to the Abbey Street Luas stop.

## Description

The property which presents in exceptional condition throughout, is a fully fitted prominent two storey over basement retail property with feature glazed frontage at ground and first floor levels and further provides for the ability to trade from all three levels if desired.

## BER Details



## Accommodation Schedule

Floor	Approx. Area
Basement	54 sq. m
Ground	56 sq.m
First Floor	50 sq.m

*(All parties are specifically advised to satisfy themselves as to the accuracy of the floor areas provided)*

## Rates

On Application

## Rent

On Application

## Viewing

Strictly by appointment through the sole leasing agent

### Agents

Savills  
33 Molesworth Street, Dublin 2  
+353 (0)1 618 1300  
savills.ie

### Stephen McCarthy

+353 (0)1 618 1349  
[stephen.mccarthy@savills.ie](mailto:stephen.mccarthy@savills.ie)

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