



## 4 Scarlet Row, Essex Street West, Dublin 8

**D08 E3P0**

Retail Investment Opportunity  
(Tenants Not Affected)

BER D1

DOUGLAS NEWMAN GOOD  
**DNG**  
COMMERCIAL

## Summary

DNG Commercial are delighted to bring to market 4 Scarlet Row, Essex Street West, Dublin 8. This well-located retail space is available for sale in the district of Temple Bar. The unit measures approximately 50.3 sq.m. (541 sq.ft.).

## Investment Highlights

- New 10 year lease
- Passing Rent: €25,000
- Modern purpose built development
- Strong tenant
- Excellent location

## Description

The unit is located in Temple Bar, one of Dublin's most vibrant and thriving cultural hubs. The area experiences a daily footfall of 60,000 which equates to an annual footfall of 22 million visitors per annum. The area is most famous for being a nightlife district in the city centre but is also home to a number of boutiques, cafes and galleries. The Temple Bar area is also home to over 2,000 residents.

Unit 4 Scarlett Row is a ground floor retail unit that fronts on to Essex Street West and occupies a mid-terrace position on the Western end of the Rowe with a granite façade. Subject property has the benefit of own door access and extends to approximately 50.4 sq.m. (541 sq.ft.)

## Tenancy Details

The property is occupied by Maru Hair Tokyo a new 10 year lease from the 1st January 2024. The passing rent is €25,000 per annum and this is the tenants second lease in the property. Maru Hair Tokyo is a thriving hairdressers with a second location on Aungier Street Dublin 2.





### Location

Unit 4 Scarlet Row forms part of the centrally located development. Situated at the Western end of Temple Bar the subject property is in close proximity to tourist attractions such as Chrich Church Cathedral, City Hall, and St Patrick's Cathedral. The unit 4 scarlet Row is situated 130m north of Dame Street and west of Grafton Street and South Georges Street 800m and 400m respectfully.

The area is well connected via transport links: Dublin Bus lines 60, G1, G2 are located on Essey Quay and 7, 7a, 13 27 49, 54a, 56a 7, 7A, 123, 54A, 56A & 150 are situated on Lord Edward Street/Dame Street 130m south of the property. The LUAS Red Line can be accessed 500m north of the property at The Four Courts or The Jervis Shopping Centre providing further connections to national and local rail networks at Heuston station & Connolly Station.

### Title

Long Leasehold

### BER

D1

### Asking Price

300,000

### Further Information/Viewing

By appointment with the sole selling agent DNG Commercial. For further information please contact:

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PSL No.

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