

## 175 Rathmines Road Lower, Dublin 6

### Retail Banking Hall & Office Building To Let (By way of Sub-Let or Assignment)



- Landmark period building in the centre of Rathmines
- Superb frontage directly on to Rathmines Road Lower
- Located directly opposite to The Swan shopping centre
- Would suit a wide variety of uses subject to planning consent

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#### Savills Ireland

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## Location

The subject property occupies a landmark location in the centre of Rathmines, an affluent south Dublin suburb with nearby occupiers including Tesco, Starbucks, The Swan Shopping Centre, Omniplex Cinema, The Stella Cinema and various other independent restaurants & bars.

## Description

The property comprises an impressive period building with feature redbrick facade. Internally the property is laid out to provide for the main banking hall at ground floor level with ancillary office accommodation at first floor, both levels provide for double height floor to ceiling.

There is a flat roof extension to the rear which leads to a small enclosed yard. .

BER: Exempt

## Rent

The property is available by way of assignment or sub-let. The building is held on 25 year upward only lease from 4<sup>th</sup> July 2007.

Subject to a passing rent: of €103,853 per annum exclusive.

## Accommodation

Accommodation	SQ.M	SQ.FT
Ground Floor	153.46	1,652
First Floor	98.77	1,063.15
Total Area	252.23	2,715.15

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



## Contacts

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