



8-9 WEXFORD STREET

Dublin 2

Prime city centre cafe opportunity

savills

LOCATION

- Exceptional Wexford street café opportunity within immediate proximity to Camden Street, St Stephens Green and Iveagh Gardens.
- The unit benefits from 9 meters of shop front, facing directly on to Wexford Street, which is a busy link between the South city centre and the popular and vibrant Camden Street area.
- The location further benefits from immediate proximity to TU Dublin Aungier Street and the area is particularly popular with the cities student population.



SPECIFICATION

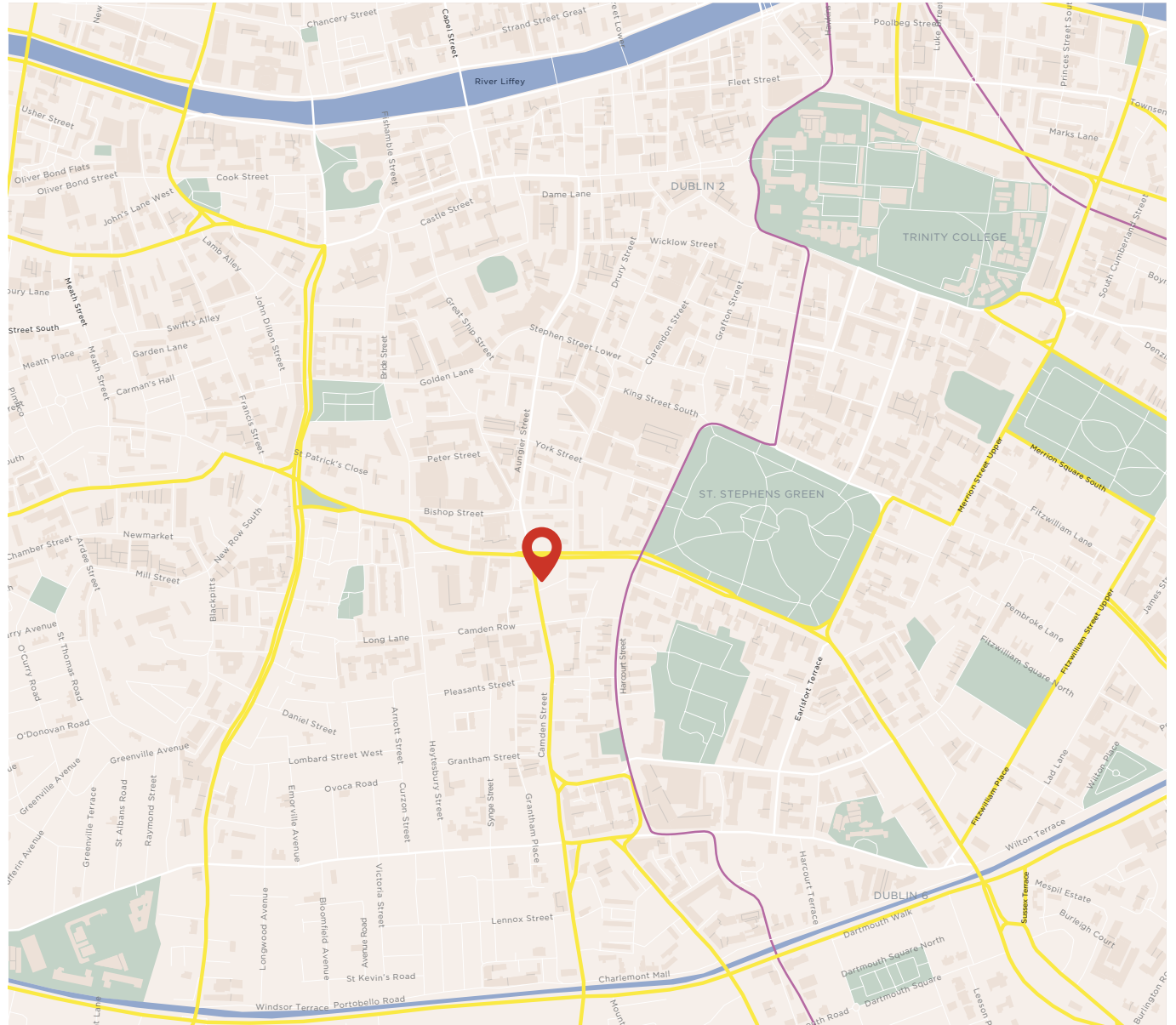
The unit will be handed over excluding all removable fixtures and fittings ready to receive the new tenants fitout.

ACCOMMODATION

The unit comprises the following floor areas:

FLOOR	SQ.M NIA (APPROX)	SQ.FT NIA (APPROX)
Ground Floor Retail	67.71	728
Ground Floor Office	14.37	154

All parties are advised to satisfy themselves as to the accuracy of the floor areas provided.





PROPERTY COSTS

The new occupier will be liable for Local Authority Rates and Landlord Insurance.

Local Authority Rates: €7,638

Landlord insurance Available on application

TENURE

The unit is available under the terms of a new lease

CONTACT

For further information please contact:

Holly Collis-Lee

holly.collislee@savills.ie
+353 (0) 1 618 1306
Licence: 002233-006660

Shane Gallagher

shane.gallagher@savills.ie
+353 (0) 1 618 1393
Licence: 002233-008411

QUOTING RENT

€60,000 per annum exclusive

VIEWING

Strictly by appointment through the sole letting agents.

BER

TBC



Savills
33 Molesworth Street,
Dublin 2
D02 CP04
+353 (1) 618 1300
PSRA No: 002233

DISCLAIMER

These particulars are issued by Savills on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Savills, for themselves and for the vendor/lessor whose agents they are, give notice that - (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences 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. (c) Savills nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 © Government of Ireland. PSR: 001830 PSR: 001830t