

# 3 South Great George's Street, Dublin 2

FREEHOLD

For Sale By Private Treaty (Tenants not affected)





## LOCATION

South Great George's Street is situated in the heart of Dublin city centres Grafton Quarter. One of the city's most vibrant and sought-after trading locations, offering a wide range of popular restaurants, bars, nightclubs, and a host of retail amenities.

The area benefits from exceptional accessibility, with Pearse Street and Tara Street DART stations both within walking distance, along with the Green Luas Line. In addition, numerous bus routes serve the area, providing convenient connectivity across the city. Nearby occupiers include The Hoxton and Mercantile Hotels, Georges Street Arcade, Hogans, Fade Street Social, The Stags Head and Central Plaza on Dame Street.

## DESCRIPTION

The property occupies a landmark location on the corner of Dame Lane and South Great Georges Street. The accommodation provides for a ground floor and basement retail café unit with separate own door accommodation (via Dame Lane) at first and second floors.





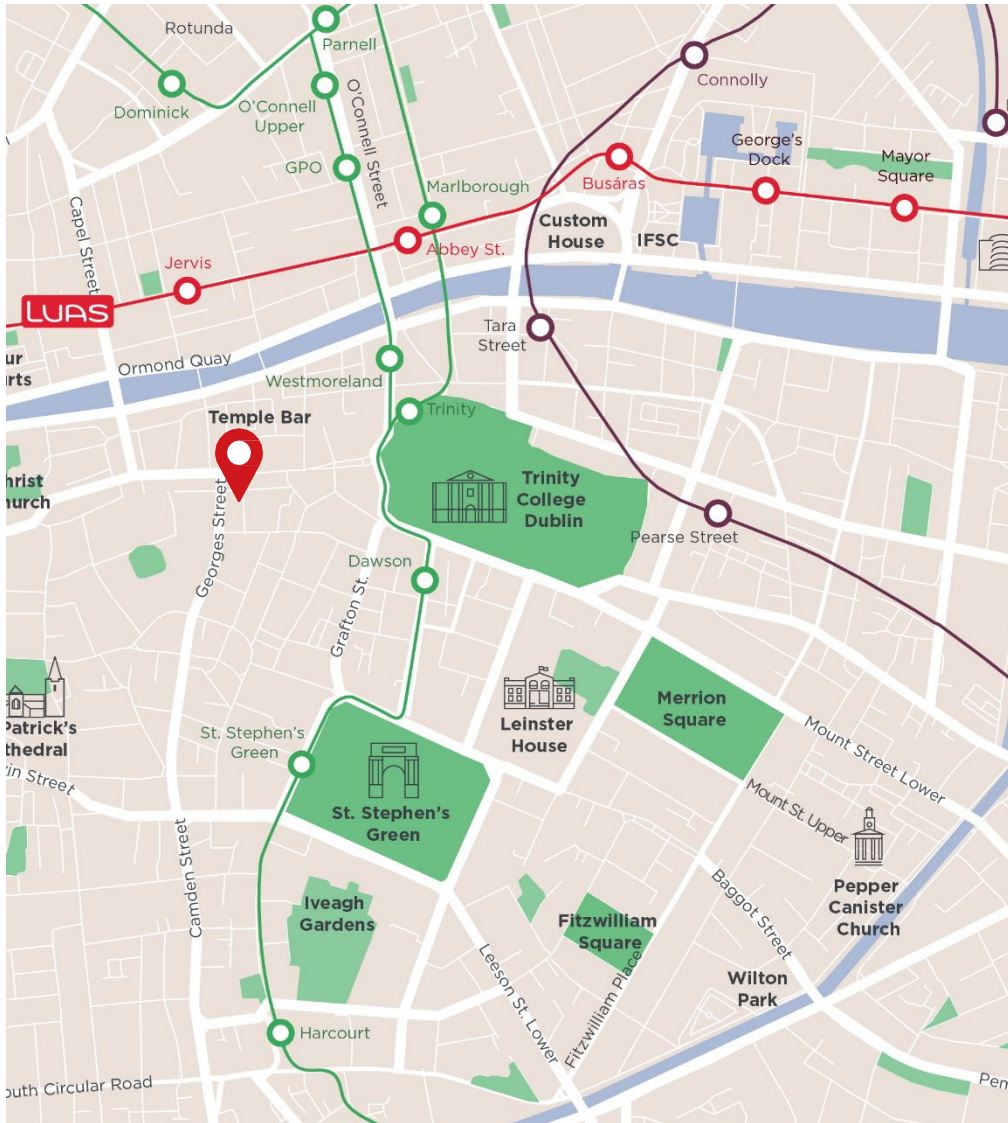


The ground floor and basement are sub-let to Fontique Ltd, t/a Bear Market, on a lease for a term of 26 years 2 months and 23 days from 1st January 2019 subject to a passing rent of €70,000 per annum exclusive and 5 yearly open market rent reviews.

The upper floors are sub-let to the Universal Hair Clinic.

		SQ M	SQ FT
Ground Floor	Retail Café	43	462
Basement	Retail Café	46	495
First Floor	Office	40	430
Second Floor	Office	32	344
<b>Total</b>		<b>161</b>	<b>1,731</b>





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## GUIDE PRICE

On Application

## TITLE

Freehold

## VIEWING

Strictly by prior and accompanied appointment

## BER

TBC

## CONTACT

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