



DIY

WHELAN

BOBBY'S

BAGGOT STREET

BAGGOT STREET

THE SPIRIT DUBLIN

eathos
EAT IN
TAKE OUT
café
eatery
patisserie

To Let

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19 Upper Baggot Street Dublin 4



Café/Retail Opportunity



Available on New long-term lease



Immediate Occupation

PROPERTY DESCRIPTION

19 Upper Baggot Street comprises a Ground Floor and Basement unit extending to 122.63 sq.m. (1,320 sq. ft) with access to a rear yard. The unit was previously in cafe use but would suit a number of uses subject to planning permission. The unit is currently in shell and core condition.

LOCATION

Baggot Street is a prominent, pleasant retail location with numerous retailers, businesses and organisations in proximity. The property holds a strong position on Upper Baggot Street, approximately 100 meters south of McCartney Bridge (Baggot Street Bridge). Retail Units on this street benefit high levels of passing footfall and car traffic and regular modes of public transport including the DART, Dublin Bus and Dublin Bikes. Surrounding occupiers include Baggot Street Wines, Donnybrook and Fair, Tesco, Weirs, & Searsons. Notable retailers in proximity are Bunsen, Tula, Saba, Eathos, Zakura & Boots. The surrounding area hosts a mix of affluent residential and office accommodation. Surrounding office Occupiers include ESB, LinkedIn, BDO, Bank of Ireland, CBRE, Department of Health & FBD.

ACCOMMODATION (APPROX.)

Floor	Current Floor Areas
Basement	763.3sq. ft (70.92 sq. m)
Ground	556.8 sq.ft (51.73 sq. m)

COMMERCIAL RATES

2024 - €8,089

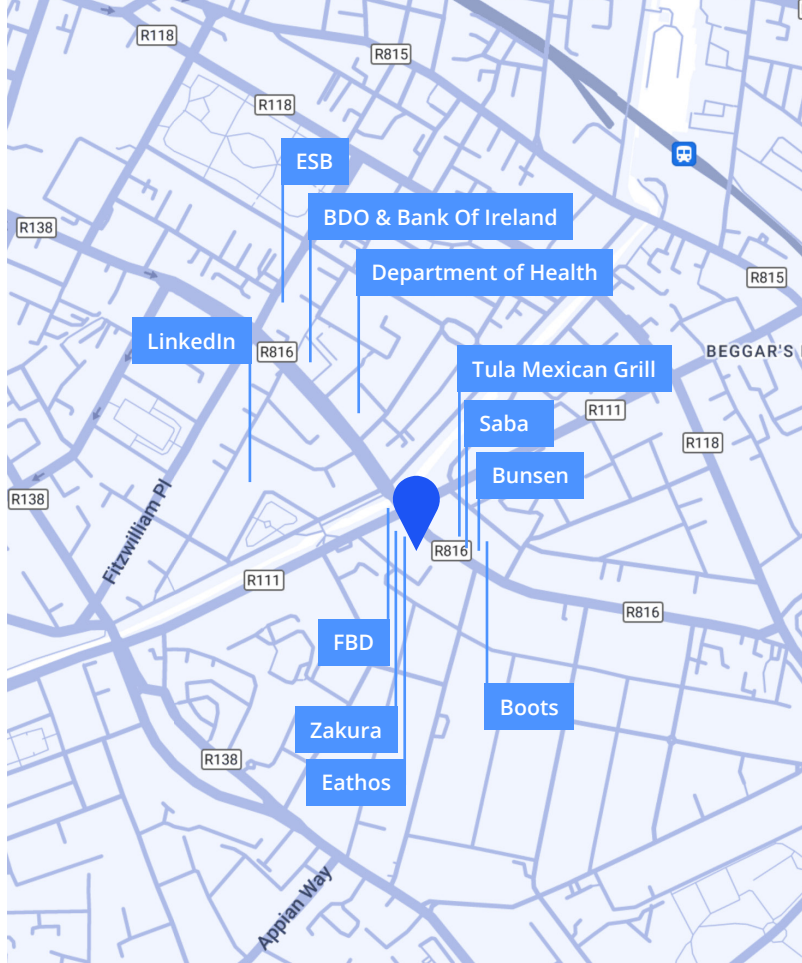
RENT

€50,000

TERMS

On application

BER EXEMPT



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