



Ground Floor, Number 70 Aungier Street

Dublin 2, D02 DW30

To Let



Location

This unit occupies a landmark south city centre corner trading location situated at the junction of Aungier Street and Longford Street Little.

Nearby occupiers include Dublin Business School and Lidl Aungier Street, while also just a short distance from TU Dublin Aungier Street. South Great Georges Street, Stephen Street Lower and Drury Street are all within immediate proximity to the subject property.

Description

The unit, which previously traded as a convenience store, benefits from extensive feature glazed shopfront returning onto Longford Street Little.

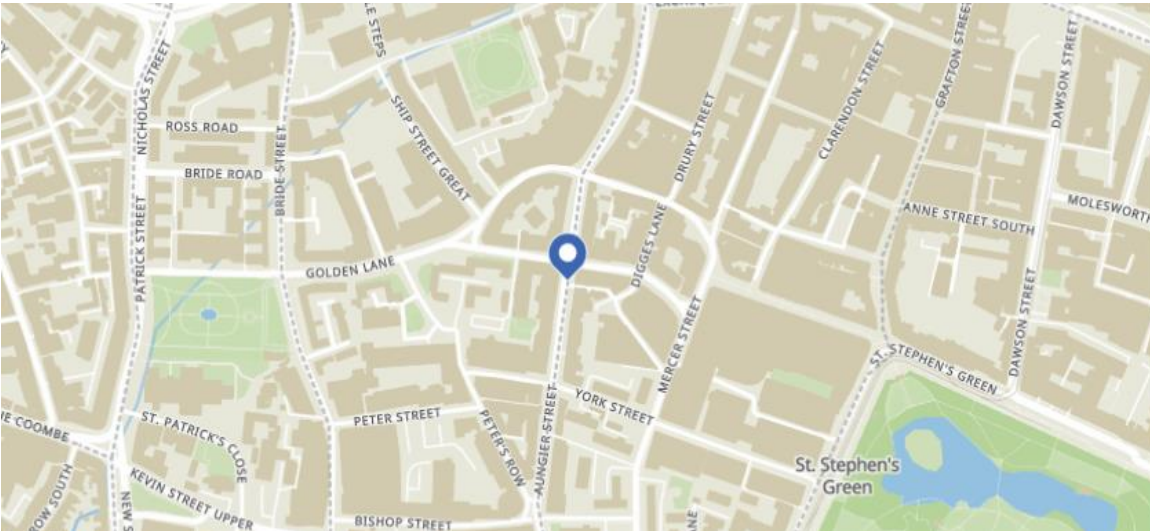
The shopfront incorporates an electric roller shutter and a high level of convenience store fitout including fitted shelf units, display fridge units and a fully fitted deli with extract and stores to rear. The property also has planning permission for ancillary off-licence use.

GIA Area Schedule

	Sq Ft	Sq M
Ground floor	3,196	297

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





LOCATION MAP – For indicative purposes only

Rent

€100,000 per annum, exclusive of VAT.

Lease

The unit is available on a new long-term lease.

Viewing

Strictly by prior and accompanied appointment

Property Costs

2024 Rates: €13,484.50

Service Charge & Insurance: on application

Contact

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