



30 South Anne Street

Dublin 2

- High Profile Commercial Unit
- Located off Grafton Street
- Excellent Transport & Amenities
- Suit a Variety of Uses



**QUINN
AGNEW**

01 662 3113
www.quinnagnew.ie

**TO
LET**

LOCATION

Located at the heart of the city, 30 South Anne Street is excellently positioned only 30m from Grafton Street.

The surrounding area provides a broad and diversified offering, primarily occupied by leading fashion retailers, boutiques, jewellers together with restaurants, cafes and bars.

This is an unrivalled city centre location that benefits from high volumes of passing footfall and immediate proximity to all amenities.

DESCRIPTION

The property presents a unique opportunity to secure a prime commercial property off Grafton Street.

An attractive 4 storey over basement property with stunning staircase and feature skylight benefitting from all the features of a period property while fulfilling modern occupier requirements which has recently benefited from a major restoration program.

The property offers the chance for a variety of uses (S.P.P.) in the heart of the City Centre.

COMMERCIAL RATES - c. €11,925 per annum

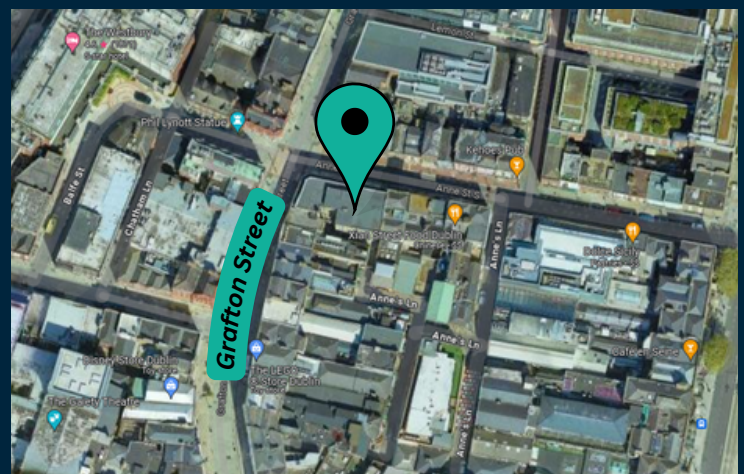
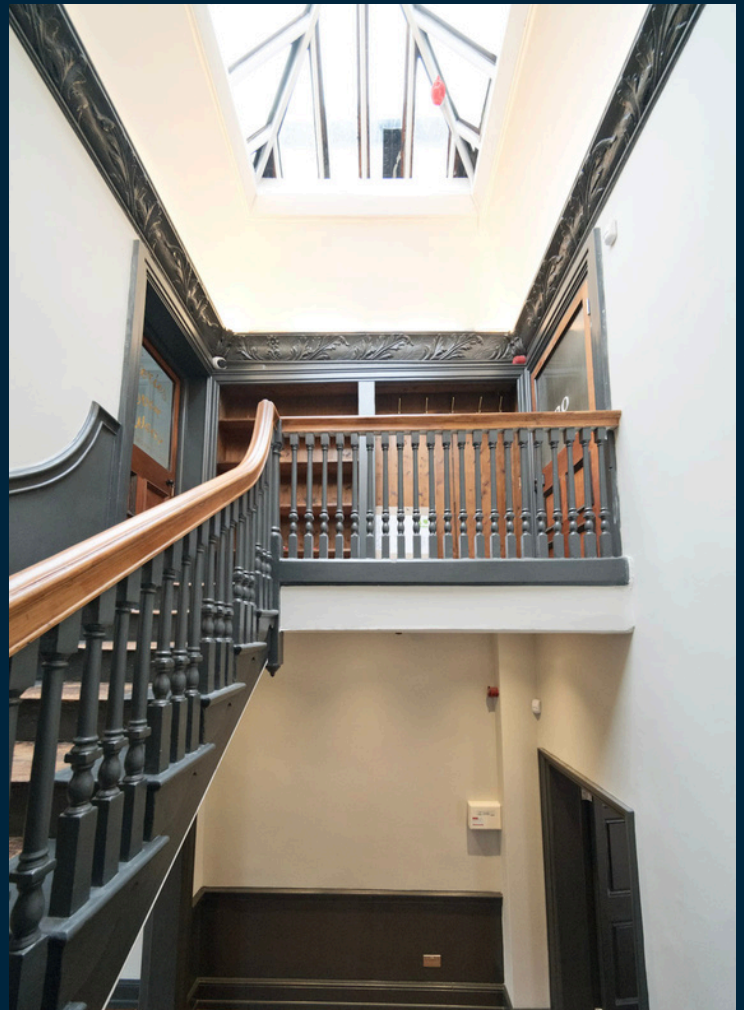
INSURANCE - c. €2,950 per annum

BER - Exempt

ACCOMMODATION

NIA	sq. m.	sq. ft.
Ground Floor:	64.3	693
Basement:	45.3	488
First Floor:	64.8	689
Second Floor:	55.2	594
Third Floor:	24.4	263
Total:	254.1	2,727

All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence.







CONTACT DETAILS

Manus Agnew

M: 087 254 6391

T: 01 662 3113

E: magnew@quinnagnew.ie

www.quinnagnew.ie

PSRA: 003454-005915

Enda Kearns

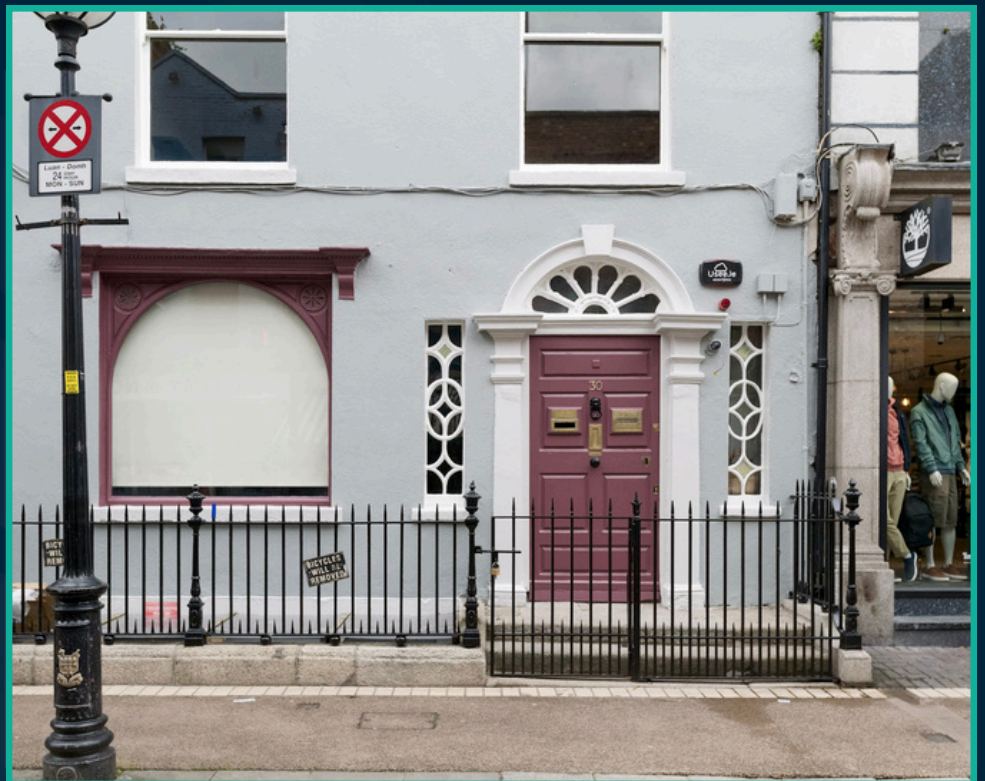
M: 087 620 1859

T: 01 662 3113

E: ekearns@quinnagnew.ie

www.quinnagnew.ie

PSRA: 003454-006598



20 Clanwilliam Square,
Grand Canal Quay, Dublin 2

T: +353 1 662 3113
E: info@quinnagnew.ie

www.quinnagnew.ie

PSRA: 003454

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