

To Let
Retail Opportunity



BARLEY HOUSE

90-97 Cork Street, Dublin 8

Units ranging in size from 58 Sq.m - 363 Sq.m

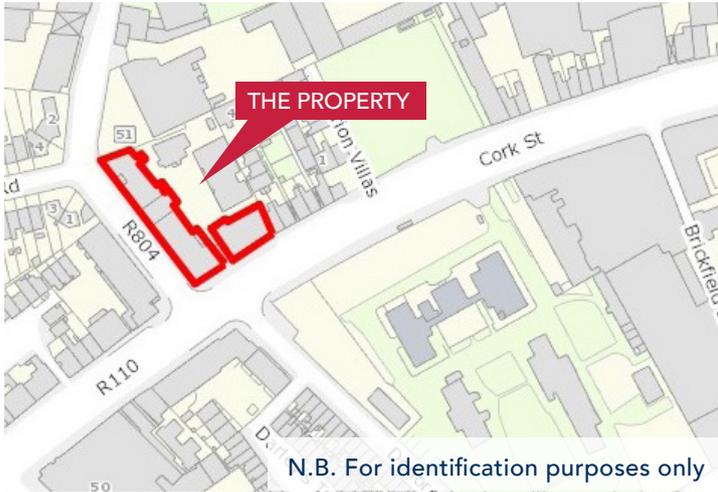


(01) 637 55 55 info@qre.ie qre.ie

Location

The subject units are located in Dublin 8 on the Northern side of Cork Street and junction of Marrowbow Lane, a busy thoroughfare on the edge of the city centre. The area has a wide range of amenities including the Coombe Hospital, Guinness Storehouse and various shops, pubs, schools and parks. Adjoining occupiers in the area include Centra, Track Bookmakers and LIDL.

The area is well served by public transport with a regular Dublin bus service and the LUAS red line running nearby with stops at James Street and Rialto.



Annual Rent

Quoting €20 per Sq. ft

BER

BER D2 F

Lease Terms

Flexible new lease terms available directly from the landlord. The tenant will be liable for service charge, local authority rates and insurance in the normal manner.

Viewing

Viewing strictly by appointment only.

Contact

Brian Kelly

brian.kelly@qre.ie

Description

The subject units comprise 4 no. ground floor retail units which are currently finished to shell and core specification. The properties are set within a wider modern development arranged as seven storeys over basement. The units are ideally suited to a range of uses. Unit 6 has full planning for a crèche complete with enclosed yard to the rear. See accommodation schedule below.

Schedule of Accommodation

Unit	Size Sq. m	Size Sq. ft
1	260	2,799
2,3,4	363	3,907
5	58	624
6	162	1,744
Totals	843	9,074

Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.

There are 13 underground secure car parking spaces available with the retail units.

Zoning

The units are zoned objective "Z4" which is the planning for District Centre under the Dublin City Council Development Plan: "To provide for and improve mixed services facilities."

Permissible uses include: Betting Office, Childcare facility, Delicatessen, Enterprise centre, Medical and related consultants, Public house, Shop, (subject to P.P)

PSRA Registration No. 001798

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