



JP&M
DOYLE

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

TO LET

**GROUND FLOOR RETAIL UNIT C. 155 SQ. M.,
137/ 138 PEARSE STREET,**



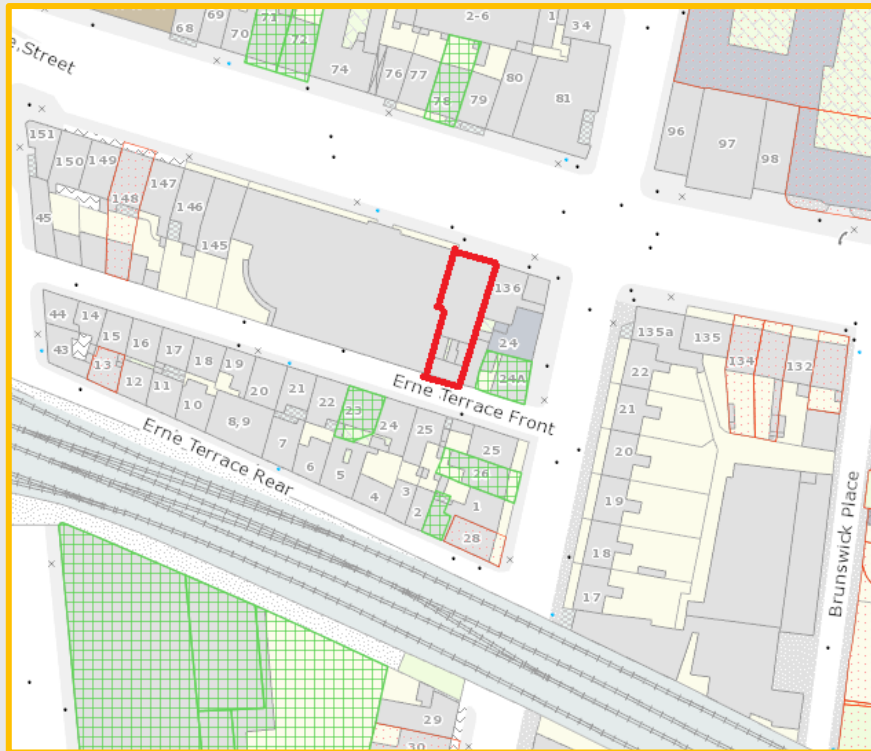
**DUBLIN 2,
D02 K793.**

jpmdoyle.ie

(01) 490 3201

LOCATION:

Situated within walking distance of the IFSC and Dublin's tech hub in "Silicon Docks". Pearse Street's fortunes have risen steadily in recent years after heavy investment by Trinity College in its Biomedical Sciences Institute and Science.



DESCRIPTION:

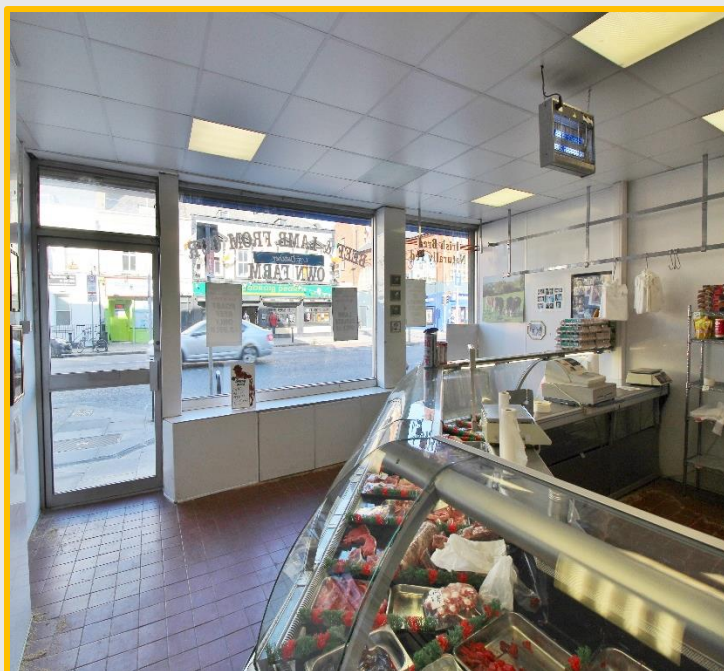
We are delighted to offer this excellent opportunity to lease a superb retail unit in a highly sought after location very close to some of the busiest parts of Dublin City Centre.

Great location fronting Pearse Street a short distance from both Tara Street Dart Station & Pearse Street Dart Station, close to Trinity College, George's Quay Plaza and College Green.

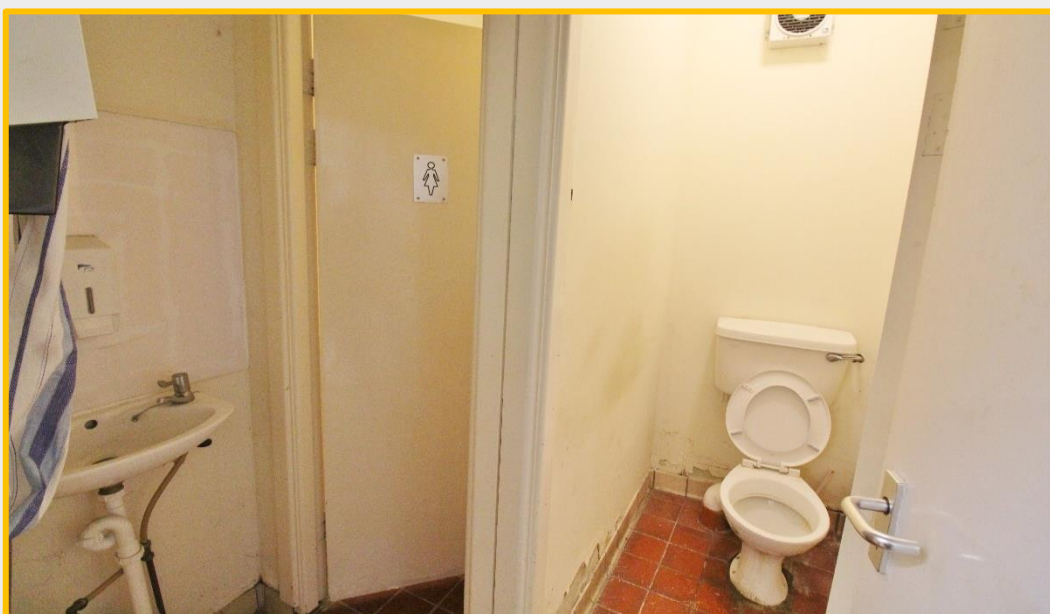
Nicely positioned on Pearse Street with excellent levels of footfall and very close to the proposed high-rise office block planned for Tara Street Dart Station and George's Quay.

Spacious ground floor retail unit extending to c. 155 sq. m. currently trading as a butcher shop.

Benefitting from large windows ideal for advertising or shop front displays.







VIEWING:

BY APPOINTMENT ONLY

BER:

D1 (800546293)

RENT:

**€29,500 PER ANNUM PLUS RATES
AND INSURANCE**



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PSRA Licence: 002264

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