

TO LET

## Ground Floor Café, 14 Clarendon Street, Dublin 2



- Prime south city centre café opportunity
- Situated meters from Grafton Street, South William Street and Wicklow Street
- The entire property has been completely refurbished
- Available May 2022 on a new long term lease

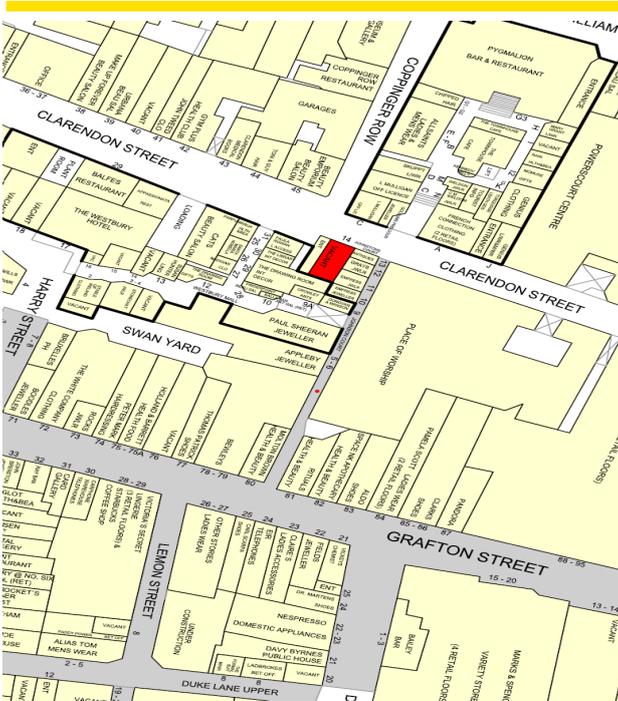
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PSRA No: 002233



## Location

The property occupies a landmark location, between the Clarendon Street entrance to Westbury Mall/ Hotel and Johnson's Court, a pedestrianised thoroughfare connecting Clarendon Street to Grafton Street while directly opposite to Powerscourt Townhouse Centre.

The Luas Green line (St. Stephens Green & Dawson Street stops) are a short walk away from the property.

The Clarendon Street district is highly coveted, given its ease of access and bustling prime south city centre location.

## Accommodation Schedule

Floor	Sq. M	Sq. ft
Cafe	45	484
Rear Store	18	193
<b>Total</b>	<b>63</b>	<b>677</b>

(All interested parties are specifically advised to verify the floor areas provided and undertake their own due diligence in this regard)

## Description

The property comprises of an open plan ground floor with feature glazed shopfront. Internally, the unit offers immense character with feature exposed red brick wall finish, and scope to create a really unique space.

**Please note, the property is being offered in shell condition and requires full fitout, statutory certification (fire cert / DAC) and connection to services.**

The upper floors are excluded from the letting.

### Lease

A new long-term lease is available

### Rent

€70,000 per annum exclusive of rates and insurance

### Commercial Rates/ Landlord Insurance

Available upon application

### BER Details

Exempt

## Contact

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