



20 DUKE STREET DUBLIN 2

UNIQUE RETAIL REFURBISHMENT OPPORTUNITY

Prime corner retail building
Pivotal City Centre location
Vacant possession c. 189m²
c. 50 metres from Grafton Street
Three storey over basement
Prominent billboard on gable wall

FOR SALE

BY TENDER
1st Dec 2017
(unless previously sold)

01 662 3113
www.quinnagnew.ie



LOCATION

The property occupies a prominent corner position at the junction of Duke Street and Duke Lane Upper.

No. 20 Duke is within the vibrant pedestrian zone formed by part of Duke Street, Duke Lane Upper, Lemon Street, part of South Anne Street, Royal Hibernian Way and Grafton Street. The property is a short distance from Grafton Street Dublin's premier retail street.

The unit is opposite the side entrance to Marks & Spencer department store, and adjacent to Nespresso.

Occupiers in close proximity also include a number of hospitality restaurants and bars, including Davy Byrne's, The Bailey, The Duke and Lemon & Duke.

DESCRIPTION

The property comprises a high profile, three storey over basement corner building.

The building is of traditional masonry construction with brick outer leaf façade, and a modern timber framed plate glass display fitted to the ground floor frontage onto both Duke Street and Duke Lane Upper.

The building has frontage of c. 5.8 metres to Duke Street, and return frontage of c. 9.5 metres to Duke Lane Upper.

There is a billboard on the side elevation of the property.

BER RATING

Exempt

ACCOMMODATION

The gross internal floor areas provided are approximately as follows:

	m ²
Basement:	44.9
Ground Floor:	49.8
First Floor:	45.7
Second Floor:	48.4
	<u>188.8</u>

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

SALES PROCEDURE

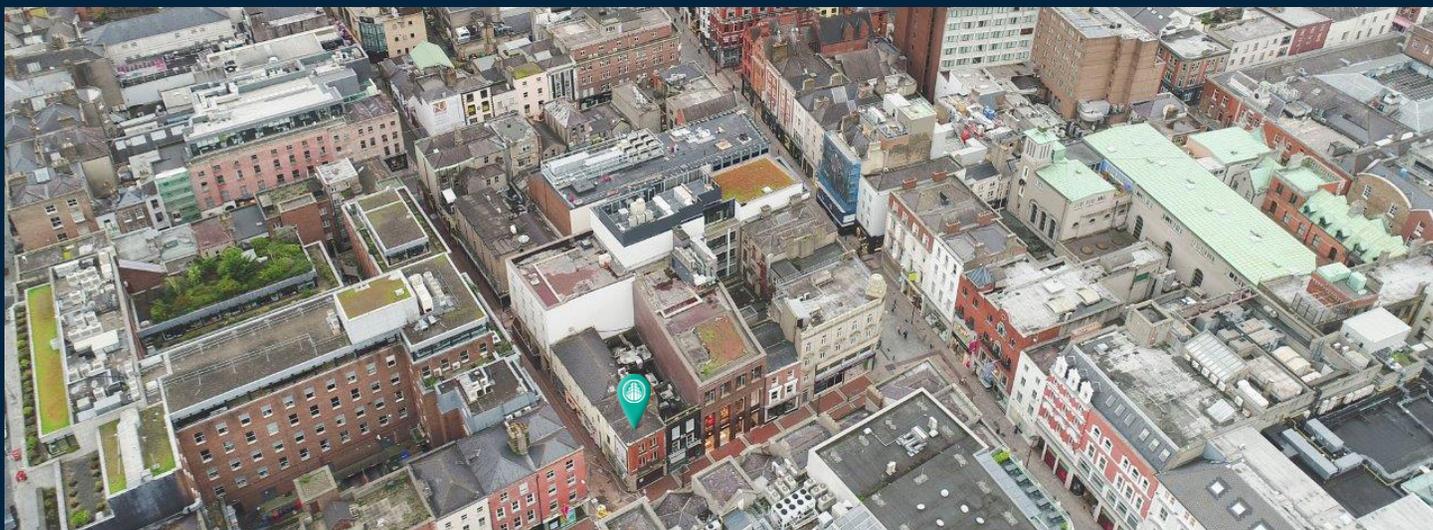
The property is for sale by Public Tender with Tenders to be submitted by 12 noon on Friday 1st December 2017, (unless previously sold), to the office of Quinn Agnew, 20 Clanwilliam Square, Grand Canal Quay, Dublin 2, clearly marked "Duke Street".

OPPORTUNITY

No. 20 Duke offers a rare opportunity to acquire a prominent vacant corner property which can be transformed into a variety of uses suitable for both owner occupier and investors.

SOLICITORS

Helen Boland
9 Palmerston Road
Rathmines, Dublin 6
Tel 01-4963349



**QUINN
AGNEW**

20 Clanwilliam Square, Grand Canal Quay, Dublin 2

Telephone: 01 662 3113

E: info@quinnagnew.ie W: www.quinnagnew.ie PSRA 003454