

FOR SALE BY PRIVATE TREATY



**4 CAMDEN MARKET,  
GRANTHAM STREET,  
DUBLIN 8**

## DESCRIPTION

A fantastic opportunity arises in this attractive commercial unit enjoying good frontage onto Grantham Street in fashionable Portobello on the doorstep of the city centre between Camden Street and Synge Street. The property is now available on new, flexible lease terms.

The layout currently comprises of an open plan space on ground level. Upstairs there is a display room to front, storage room, toilet and an ancillary area to rear. The ground floor is wheelchair accessible with the street door being full width for wheelchair access. There is an upgraded monitored alarm system installed in the building. Dublin Bike station across the road and adjacent to Harcourt St Stop of the Luas Green line, excellent supply of bus routes along Camden Street. Pay and display parking available on street. Nearby office occupiers include Aviva, SKC, Ernst & Young.

## SPECIAL FEATURES

- Great frontage
- New flexible lease terms available
- Suitable for a variety of uses
- Prime location
- Ample storage
- Alarm
- Commercial rates €3,795.89 p.a.
- High ceilings

**FLOOR AREA** c. 51 sq. m.

**BER** Exempt

**NEGOTIATOR** Owen Reilly

**PRICE** €20,000 / Year



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## ALL ENQUIRIES

**41 Forbes Quay, Grand Canal Dock, Dublin 2.**

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