



REAL ESTATE
ADVISERS

TO LET

134 JAMES STREET, DUBLIN 8

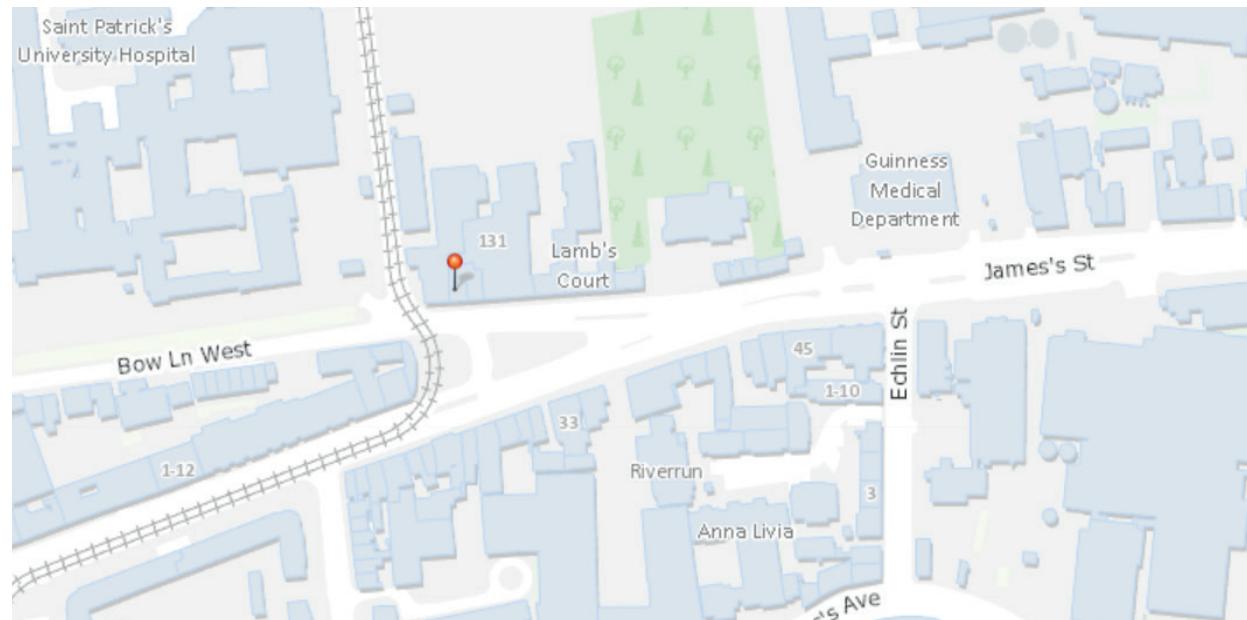
CAFÉ / RETAIL OPPORTUNITY



LOCATION

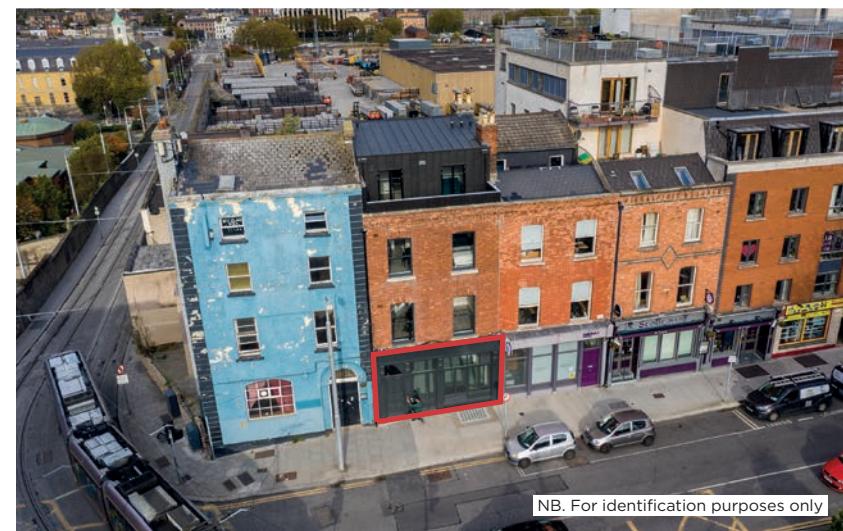
James Street is a well-known central street in the heart of Dublin 8, located to the south of the River Liffey. The subject property is located on the northern side of James Street, fronting onto Bow Lane West, close to the junction with St. Patrick's Hospital. St James Hospital is just a short walk from the subject property.

Surrounding occupiers include Oaklee Housing, JK Scoutsman and a number of residential developments. Further landmark amenities in the area include The Guinness Store House, Kilmainham Gaol and The Coombe Hospital. Transport links include the Red LUAS Line which passes right by the property, together numerous Dublin Bus routes and Heuston Railway Station.



DESCRIPTION

The subject property comprises of a ground floor café unit extending to approx. 42 sq.m (452 sq.ft). There is three storeys of apartments overhead. Internally the property comprises of an open plan area to the front and WC to the rear.



LOCAL AUTHORITY RATES

Not as yet rated.

BER



BER Number: 800766875

BER Advisory: 678.49 kWh/m²/yr 1.31

QUOTING RENT

€25,000 per annum.

LEASE TERMS

Available on flexible new lease terms. The tenant shall be liable for the local authority rates insurance, in the normal manner.

VIEWING

All viewings are strictly by appointment through the sole letting agent.

AGENT DETAILS

For further information please contact:

Brian Kelly

Surveyor

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qre.ie



PSRA Registration No. 003587

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.