



**371-373 North Circular Road, Phibsboro,**  
**DUBLIN 7, D07 XF65**

**ALL ENQUIRIES**

DOUGLAS NEWMAN COO  
**DNG**



## COMMERCIAL OPPORTUNITY

### DESCRIPTION

This city centre investment opportunity comprises of a retail/commercial building extending to c. 5,920 SQFT or c.550 SQM with ground floor commercial/retail space with office accommodation on the upper floors.

This former Bank of Ireland branch (recently vacated) is an outstanding commercial property situated in the central and busy parade, within Phibsboro Village. Located just 1.4km from the central thoroughfare of O'Connell Street. The property is located on the North Circular Road, and within an area currently undergoing major rejuvenation.

The subject property is well located and is in close proximity to the new Grangegorman third level Student Campus, The Mater Hospital and proposed Metro North station. The property forms part of a vibrant retail parade with many local amenities including retail, offices units, and enjoys a large volume of pedestrian and vehicular 'footfall' on a daily basis.

The surrounding location enjoys exceptional ancillary facilities including a range of restaurants, cafes, hotels and leisure facilities.

## LOCATION

This is a prime location in a rapidly developing location with a good population base and demographics. The area is very popular for residential and student accommodation which supports the surrounding businesses.

## AMENITIES

This opportunity will appeal to a variety of potential owners (including investors and occupiers). It would suit the business needs of potentially a 'Symbol Group' (retailers), restaurant, café, Bar (subject to license and planning permission), retailing, professional services companies (solicitors, accounts firm etc.) gym or sports club.

## FEATURES

- Prime Location with high levels of 'Footfall' and passing trade
- Suit a variety of uses Office, Retail or residential subject to planning consent
- Commercial Rates €58,300 for 2022
- Easy access to M50 & Dublin Airport
- Excellent public transport links including LUAS on NCR



