



2 LOWER MAYOR STREET

Dublin 1

Café Unit to Let



CAFÉ HIGHLIGHTS

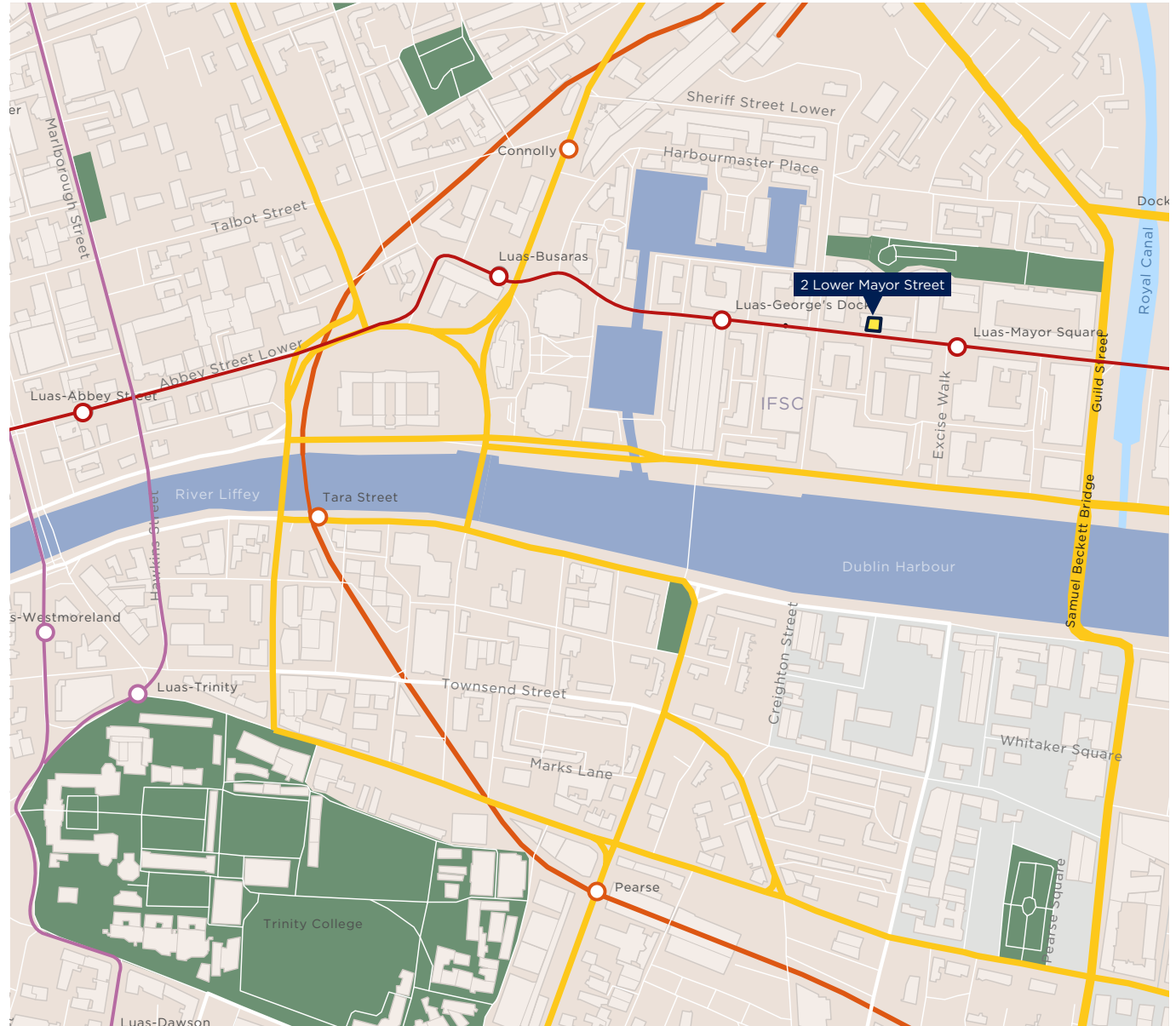
- Ground floor café unit extending to approx. 1,023 sq. ft. (95 sq. m.)
- Superb frontage extending to approx. 11.2m
- Surrounding occupiers include Spar, Subway, 3FE and Coffee Angel, while office occupiers located nearby include KPMG, Citi Bank, A&L Goodbody
- Ground floor unit within close proximity of Mayor Square – NCI Luas Stop
- Within close proximity to the Convention Centre, Point Square, 3Arena, Central Bank of Ireland and the National College of Ireland
- Would suit a wide variety of uses subject to planning permission
- Available under a new long term lease



LOCATION

The subject unit is located on a high-profile IFSC location within the International financial services centre. The opportunity is well located in a vibrant business and residential area located approximately 1.2km east of Dublin's O'Connell Street.

The area is well connected with public transport links and is located within 80m of the LUAS stop at Mayor Square - NCI. The M50 (via the Port Tunnel) are also nearby providing easy access to the city centre and beyond.



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A high-profile location,
well connected with public
transport links providing easy
access to the city centre
and beyond

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DESCRIPTION

The property comprises of a ground floor café unit with residential units and a medical centre overhead, with frontage onto Mayor Street Lower. This unit extends to a total floor area of approximately 1,023sq.ft. (95sq.m.).

The unit would suit a wide variety of uses subject to the necessary planning consent.



PROPERTY COSTS

The new occupier will be liable for Local Authority Rates and Landlord Insurance.

2022 Local Authority Rates: €10,961

Insurance: Available on request.

SCHEDULE OF ACCOMMODATION

ACCOMMODATION	SQ.M	SQ. FT
Ground Floor	95	1,023

(All parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)



TENURE

The unit is available under the terms of a new lease

VIEWING

Strictly by appointment through the sole letting agents.

QUOTING RENT

POA

BER



BER number available upon request

CONTACT

For further information please contact:

Shane Gallagher

shane.gallagher@savills.ie
+353 (0) 1 618 1393

Holly Collis-Lee

holly.collislee@savills.ie
+353 (0) 1 618 1306



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