

TO LET

71 YORK ROAD

DUN LAOGHAIRE CO. DUBLIN A96 w897

Rent

€1,800 per month



**Tom
O'Higgins**
ESTATE AGENT

W tomohiggins.ie T 01 2845007 M 087 766 6422 E info@tomohiggins.ie

Ground Floor Retail Unit

63sqm / 678sqft

Positioned on York Road, close to its junction with Lower George's Street, this ground-floor retail unit offers an excellent opportunity for those seeking a well-located commercial premises with strong visibility and accessibility.

The property benefits from an attractive shopfront with large display windows, providing valuable street presence and excellent branding potential. Internally, the accommodation comprises an open-plan retail area to the front, complemented by two private offices to the rear, offering flexibility for a range of business operations and customer-facing uses.

Further benefits include an electric security shutter and on-street parking directly outside the premises, enhancing convenience for both customers and staff.

The location enjoys strong connectivity, with Dun Laoghaire and Monkstown's extensive amenities within easy reach, while nearby DART and Dublin Bus services provide excellent access for employees and clients alike.

Suitable for a variety of commercial uses, this is an opportunity to establish a presence in a mature and affluent catchment area with consistent pedestrian and vehicular traffic. Whether as a retail showroom, professional services office, consultancy, studio, or specialist business premises, the property offers a highly adaptable space in a strategic South Dublin location.

BER

BER D

No: 801156555

660.59kWh/m²/yr



FEATURES

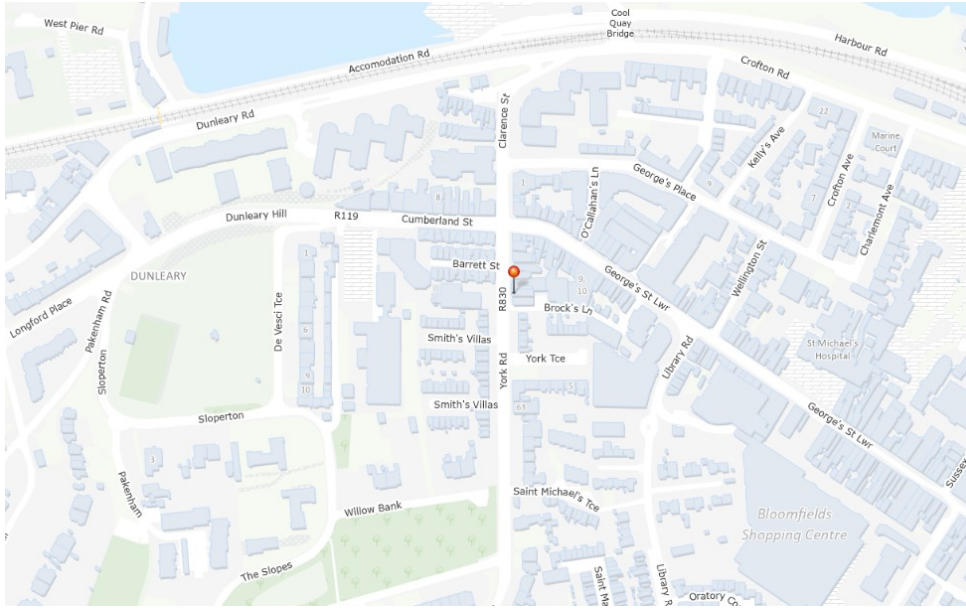
- Attractive shopfront with large display windows.
- A well located Retail unit situated between Dun Laoghaire town centre and Monkstown Village.
- Convenient to Bus & Dart. The E2 (formerly 46a) stops right outside.
- Suit a variety of uses.
- Recessed electric roller shutter.
- On street parking to the front.
- Spacious retail area to the front.
- Two partitioned offices to the rear.

TERMS

Guiding Rent €21,600 per annum (€1,800 per month)

Available on a 4 year 9 Month lease.

Tenant responsible for internal repairs (including shopfront), rates, utilities & insurances.



Tom O'Higgins

ESTATE AGENT

Negotiator

Tom O'Higgins

MIPAV TRV MMCEPI

087 766 6422

tom@tomohiggins.ie

52 Sandycove Road, Sandycove, Co. Dublin, A96 W3C1

T+353 1 2845007 E info@tomohiggins.ie

Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730