Excellent Retail Opportunity



21 Upper Liffey Street, Dublin 1





- # High profile mid terraced retail building.
- Located on the western side of Upper Liffey Street close to Mary Street/Henry Street.
- Ground floor area of 72 sq.m. Overall floor area of 141.8 sq.m.
- Adjacent/neighbouring occupiers include Marks & Spencer, Insomnia Coffee Company, Mace, the Camera Centre and Aldo.
- Quoting rent on application.

Location

The property occupies a high profile position on Upper Liffey Street, less than 50 meters from Mary Street / Henry Street. The unit is highly visible from Henry Street. Upper Liffey Street, which is paved and pedestrianized, runs in a north south direction from Mary Street / Henry Street to Middle Abbey Street. It forms part of a busy pedestrian link between the main shopping areas of Henry Street / Mary Street in the north inner city to the Grafton Street / Dawson Street shopping area of the south inner city.

Significant retail occupiers in the immediate vicinity include Marks & Spencer, Arnotts and Debenhams. The Jervis Shopping Centre and Ilac Centre are within close proximity to this property.

Description

The property comprises a double height ground floor retail unit incorporating a mezzanine currently used as stores. A basement also provides storage space. The entire building comprises approximately 141.8 sq. m.

It is currently fitted out with plastered and painted walls, tiled floors and suspended ceilings. Staff toilets are located to the rear of the ground floor. The unit has extensive glazing and therefore excellent natural lighting. It is suitable for a wide variety of retail / food uses.

BER Certification

BER: C1

BER No: 80017

Energy Performance Indicator: 128.51 kgCO2 /m2/yr 1.16 9897

Rates

The rates payable for 2015 are €12,595.20

Rent

Rent on application

Service Charge

There is no service charge.

Viewing

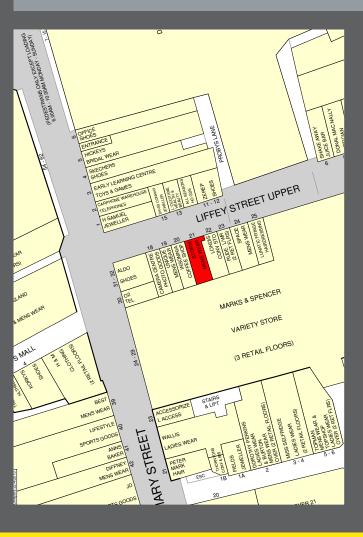
Strictly by appointment only with the sole letting agents.

Accommodation (Net Internal Floor Area)

Floor	Use	Sq.m
Ground	Retail	72.0
Basement	Store	38.5
Mezzainne	Retail	31.0
Total		141.8

We recommend that interested parties satisfy themselves as to the accuracy of the floor areas by measuring or otherwise.

Goad Plan Upper Liffey Street





For further details please contact:

Gavin Brennan - gbrennan@hwbc.ie, Sharon Walsh - swalsh@hwbc.ie

Disclaimer: Messrs. HWBC Limited t/a HWBC and for the vendors or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All description, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) No person in the employment of HWBC Limited t/a HWBC has any authority to make or give any representative or warranty whatever in relation to this property.

PSRA Registration No: 002098.

80 Harcourt Street Dublin 2, Ireland

T: +353 1 77 50 500

F: +353 1 77 50 577

www.hwbc.ie