

TO LET

HWBC 

Excellent Retail/Café Unit 13 Redmond's Hill, Aungier Street, Dublin 2



HIGHLIGHTS

- Modern two-story retail/Café unit.
- High profile location fronting Redmond's Hill which is situated between Wexford Street and Aungier Street in Dublin 2
- Planning permission for Café
- Adjacent to Tesco and close to TU's Aungier St. Campus
- 167 Sq.M. over Ground and First Floor
- Substantially fitted out unit.
- Suitable for other users including restaurant, medical use (spp)



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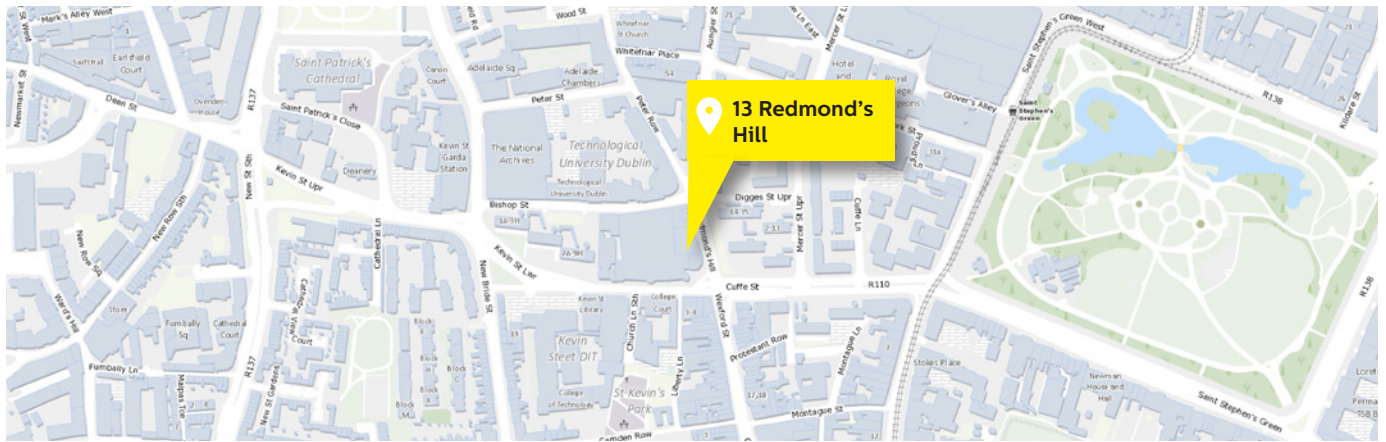
LOCATION

Redmond's Hill is a busy street that links Aungier Street to Wexford Street/Camden Street. It is situated less than 200 m to the west of Stephens Green and is close to the junction with Kevin Street Lower/Cuffe Street. There are several large office occupiers in the immediate vicinity including Bishop's Square and The Wythe Building. TU's Aungier Street campus is also close by. There is also a large residential catchment in the immediate area.

DESCRIPTION

Unit 13 comprises a ground and first floor retail/café unit which forms part of a modern two-story building. The unit which has frontage of 7.76 meters to Redmond's Hill is rectangular in shape and is a well configured unit. It is currently fitted with plastered and painted walls and ceilings, staff and customer toilet facilities, floor coverings and a food prep area.

LOCATION MAP



LEASE TERMS

The unit is available on a new lease.

BER CERTIFICATION



RENT

€60,000 per annum exclusive

RATES

€12,880.50 for 2024.

SERVICE CHARGE

€2,975 excluding Vat for 2024

FOR FURTHER INFORMATION



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VIEWING

Strictly by appointment with the sole agent
HWBC Chartered Surveyors.

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