

8 MARY STREET, DUBLIN 1

TO LET



AVAILABLE SEPTEMBER 2024

Details:

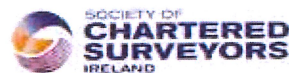
- * High Profile Retail Ground Floor & Basement on Mary St., close to Jervis St. Shopping Centre, Henry St. & Capel St.
- * Surrounding area has a variety of retail and food users, incl. Nandos, Coffee Bean Cafe, UMI & Church Cafe Bar, Penneys etc.
- * Well serviced by public transport - Luas only metres away, together with Dublin Bus.
- * Shop comprises an open plan unit of c. 69 Sq. M. with new timber display shopfront. Internal access to the Basement, comprising c. 29Sq. M. of storage area plus fitted toilet.

- * Floor Areas:
 - Ground Floor: c. 69 Sq. M.
 - Basement: c. 29 Sq. M.
- * Use: Retail & Storage
- * Rent: €40,000 per annum
- * VAT: Will not be applicable to the rent
- * Rates: €7,360.20 for 2024
- * BER: E1
- * Lease: New Long Term Lease

Contact: Ben Pearson 01 2137777 bpearson@agar.ie

Subject to Contract

VIEWING BY APPOINTMENT



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