

9A ABBEY STREET LOWER, DUBLIN 1, D01 AOW2

- Superb opportunity to trade in a prime retail pitch with excellent footfall levels in the heart of central Dublin and close to O'Connell Street, Dublin's Principal Street.
- Within close proximity of the Henry Street Shopping District (home of Arnotts – recently acquired by Selfridges), The Irish Life Centre and the IFSC.
- Situated adjacent to the Abbey Street LUAS station, the second busiest on the LUAS network.
- Offers 115 sqm of ground floor accommodation and 104 sqm in the basement.
- Perfect for a wide variety of retail uses including restaurant/café/delicatessen (subject to planning permission).

01-638 2700



LOCATION

Abbey Street Lower is a high footfall location with pedestrians traversing the street from the IFSC and the Quays towards the Henry Street shopping district via Abbey Street Lower and O'Connell Street. The area is regenerating quickly as new retailers including cult brand Boojum and Café Nero join well-established brands O'Brien's Sandwich Bar, Euro 2 and Centra.

The area is well served by public transport links. The LUAS Red line stops adjacent the unit bringing passengers directly from the thriving Docklands technology and financial district in approximately 6 minutes; and Connolly Station in 2 minutes. The area is expected to receive a further boost in footfall and regeneration with the completion of the LUAS Cross City Project which will see the Green line extend and interchange with the red line making the Abbey Street LUAS stop a focal point on the network for passengers switching lines.

The area is also well served by car parking with several multi-storey car parking facilities in the area including Arnotts, the Jervis Centre and the Ilac Shopping Centre. The nearest is only a one minute walk in the Irish Life Centre. Numerous bus termini are located on Abbey Street Lower serving the surrounding suburbs.

Further regeneration in the area includes a new 158 bedroom boutique hotel on the corner of Marlborough Street and Sackville Place, by the owners of the 5 Star Marker Hotel in Dublin's Docklands, a Wetherspoon Gastro pub and an €8 million upgrade of the Irish Life Centre's public spaces.

THE PROPERTY

The property forms part of a 4 storey over basement level, mixed-use Edwardian building. The ground floor comprises a shell unit with great potential for restaurant use (SPP). At basement level there is ample room for retailing, seating and storage.

Internally the unit is presented in shell condition ready for tenant fit-out. The rear of the property has a flat roof which could be used to incorporate a feature roof light allowing further natural light into the unit. The property has high ceilings, concrete block walls and floors. The basement is accessed from the ground floor via an internal staircase.

RENT

On application.

LEASE TERMS

Available on a new lease.

RATES

Rates liability 2016: €9,626 p.a.

ST. STEPHEN'S GREEN HOUSE

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OTHER OFFICES

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ACCOMMODATION

Description	Sqm	Sqft
Ground Floor Retail	115	1,237
Basement	104	1,119
Total	219	2,356

BER INFORMATION

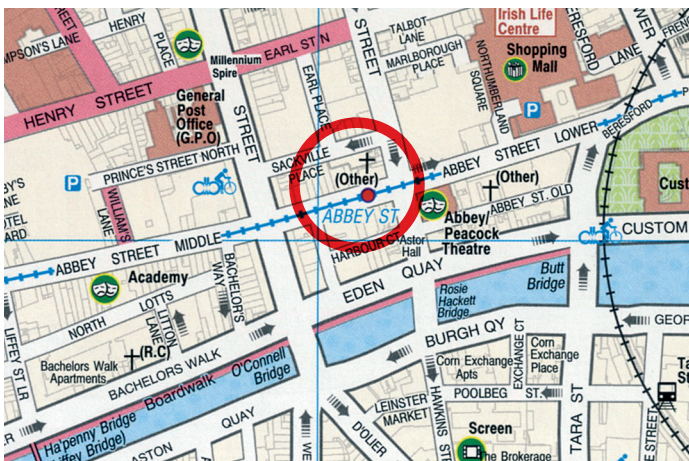
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FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Emma Coffey 01-638 2727 ecoffey@lisney.com



Ref: CAS37904

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

