

140

Thomas Street, Dublin 8



Café / Retail Opportunity

- Superb ground floor café / retail opportunity comprising approximately 251 sqm net (2,701 sqft)
- Forms part of a newly refurbished building with office accommodation overhead
- Guinness Brewery, St. James's Hospital, Pearse Lyons Distillery, NCAD and the Digital Hub all in close proximity
- Neighbouring occupiers include Lidl, Euro2, Manning's Bakery and Vicar Street
- Benefits from high volumes of passing pedestrian and vehicular traffic

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Location

Located on the north side of Thomas Street approximately 1.6km west of the city centre; 140 Thomas Street is located close to its junction with Bridgefoot Street and Thomas Court. The property benefits from its location on one of the main arterial routes into Dublin city centre, with high volumes of passing vehicular traffic. Thomas Street is well serviced by public transport with numerous bus routes in the immediate vicinity. The Luas Red Line station at St. James's Hospital is within a 10 minutes' walk and the Smithfield Luas stop is within 8 minutes walking distance. Heuston Station is also within walking distance.

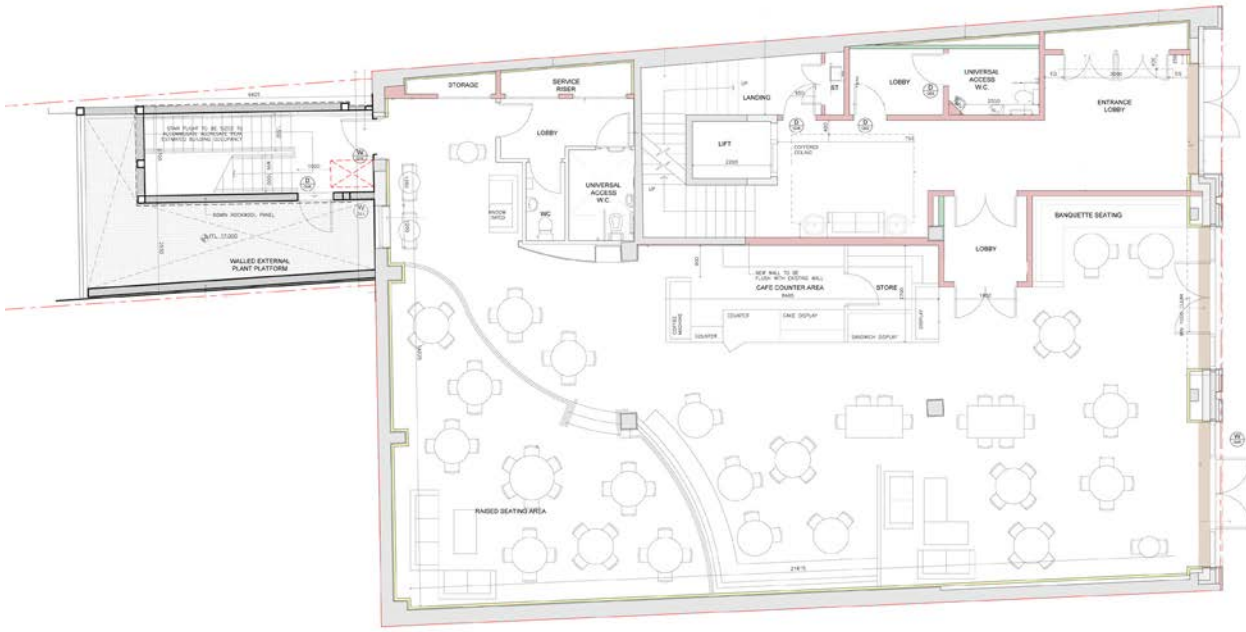
The area has continued to experience significant rejuvenation in recent times. Steeped in history, Thomas Street experiences vast numbers of visitors on the tourist trail from Christchurch and Dublinia enroute to Teeling Whiskey Distillery, Pearse Lyons Distillery and the Guinness Storehouse. Ample amenities in the vicinity in addition to the above, include NCAD (National College of Art and Design), St. Catherine's Park and the Digital Hub. Binary Hub on Bonham Street is home to 471 students and construction of a 257-bed student accommodation is well underway on the former Frawley's site. This is due for completion in July 2018. There are numerous bars, restaurants and shops in the immediate locality including Vicar Street, Dublin Cookie Co., Lidl, Tesco, Chadwicks, Euro2 and Manning's Bakery.

The new Children's Hospital will be located on the same site as St. James's Hospital and will boast a large state of the art campus development, with the first phase due for completion by 2022.



Description

140 Thomas Street benefits from its recent refurbishment. The five storey over basement building now provides high specification office accommodation with a retail/café unit on the ground floor. The ground floor retail unit has the benefit of full planning permission for café use. The premises will be available in shell condition, ready to take a tenant's fit-out. The unit is broadly rectangular in shape and has excellent frontage onto Thomas Street.



Accommodation

Description	Sq M	Sq Ft
Café unit (Net)	251	2,701

Lease

A new lease is available.

Rent

On application.

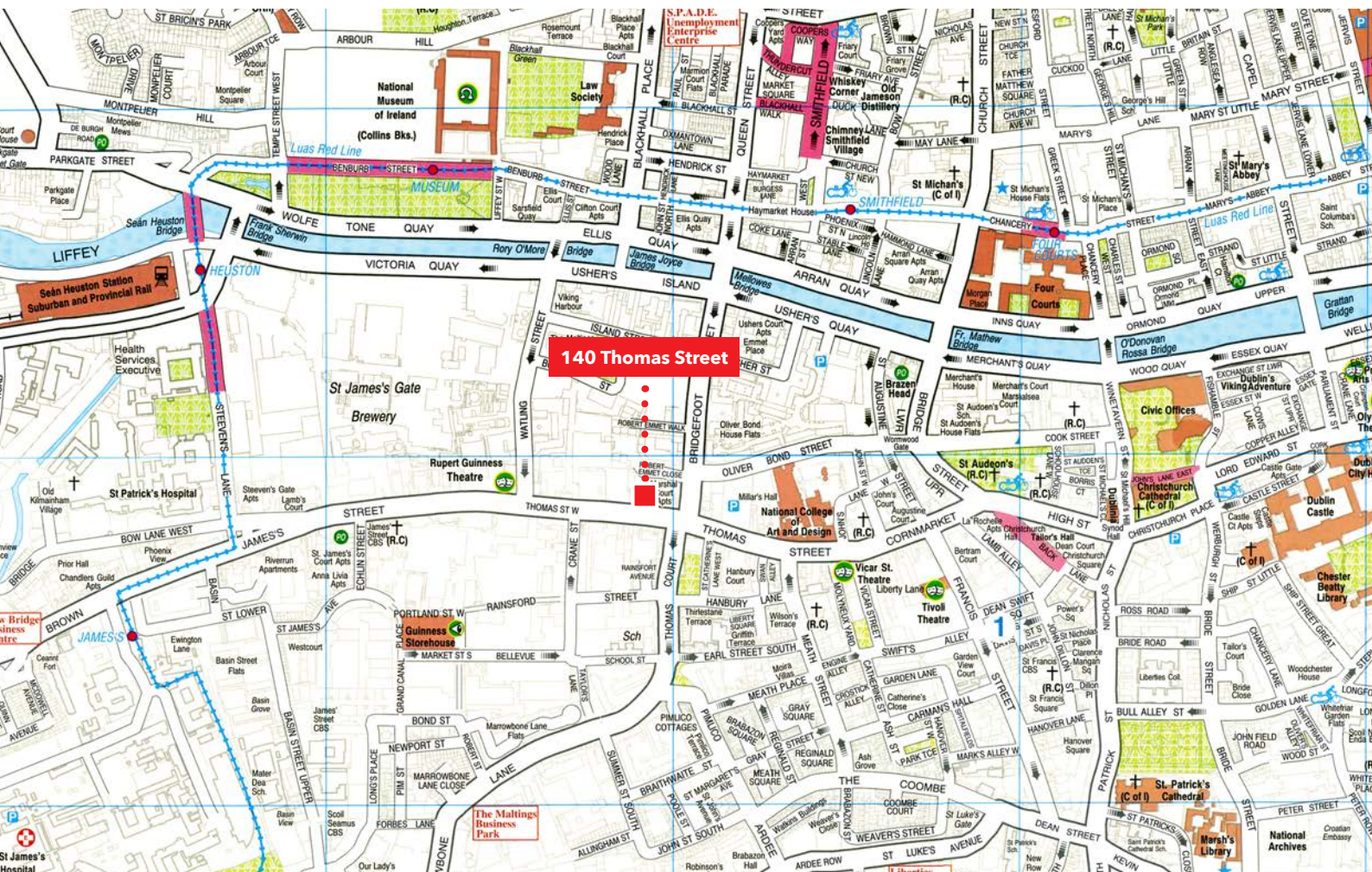
BER Information

Preliminary BER: B2 - B3



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