

## GROUND FLOOR & BASEMENT 13 TRINITY STREET, DUBLIN 2



**01-638 2700**

- Excellent opportunity to locate in a prime Dublin 2 shopping & restaurant location
- Neighbouring occupiers include Cotswold, Jack & Jones, Salamanca and Pichet
- Excellent window display onto Trinity Street with high passing footfall and vehicular traffic
- Ground floor approx. 172 sqm and basement approx. 93 sqm
- Available to let on a short term lease



## LOCATION

Trinity Street is well located between College Green and Dame Street and the junction with St Andrew Street and South William Street. The area has evolved considerably in recent years attracting a variety of restaurants and also national and international retail fashion brands seeking larger sized stores close to Grafton Street. Occupiers in the vicinity include Jack & Jones, H&M, Superdry, Avoca and Cotswold whilst restaurateurs include Salamanca, Pichet and Nandos.

## THE PROPERTY

The property which has excellent window display onto Trinity Street is laid out over ground floor and basement. Internally there are timber floors, plastered and painted walls and feature track lighting.

## ACCOMMODATION

Description	Sq M	Sq Ft
Ground floor	172	1,854
Basement	93	1,001
Total	265	2,855

## RENT

€100,000 per annum exclusive.

## LEASE

A short term lease is available.

## RATEABLE VALUATION

Rates liability: Approx €16,021.

## BER INFORMATION

BER: E2

BER No: 800460180

EPI: 759.46 (kWh/m<sup>2</sup>/yr)

## FURTHER INFORMATION/VIEWING

Strictly by appointment with the sole letting agent Lisney.

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## DUBLIN

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