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DUKE STREET

TO LET



Lisney



Summary

- Attractive, high profile, corner retail building.
- Profile from Grafton Street, Duke Street, Dawson Street and Duke Lane Upper.
- Approx 50 m from Grafton Street, Dublin's premier shopping street and Dawson Street.
- Ground floor approx. 40.8 sqm. Total floor area approximately 170.6 sqm.
- Neighbouring occupiers include Nespresso, M&S and American Holidays.

Location

The property is superbly located on the corner of Duke Street and Duke Lane Upper approximately 50 metres from Grafton Street, Dublin's principle shopping street. Duke Street attracts large volumes of passing pedestrian traffic providing a main pedestrian route from Dawson Street to Grafton Street and also forming part of the pedestrian zone linking Royal Hibernian Way, Duke Lane, Lemon Street and South Anne Street.

The immediate area is undergoing significant changes with the completion of the Luas Cross City Line on Dawson Street, the introduction of a new Luas Stop on Dawson Street, the redevelopment of Royal Hibernian Way and the redevelopment of a number of new office/retail/F&B mixed use developments on nearby Dawson Street and Molesworth Street.





Description

The property is an attractive three storey over basement end of terrace corner property with excellent profile onto Duke Street and Duke Lane Upper. The floors are open plan with a staircase providing access internally. The building has frontage of approx. 5.8 metres to Duke Street and return frontage to Duke Lane Upper of 9.5 metres.

There is a large billboard located on the side elevation of the property which is visible from Dawson Street.

Rent

On application.

Lease

A new long lease is available.

Rateable Valuation

Rates liability 2018 approx.: €14,602.80

Accommodation

The floor area is as follows:

FLOOR	Sq.M (NIA)	Sq.Ft (NIA)
Basement	44.0	473.6
Ground	40.8	439
First	38.0	409
Second	47.8	515
Total	170.6	1,836.6

BER Information

Exempt.

Further Information/Viewing

Strictly by appointment with the sole letting agent Lisney.

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

