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:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>Sq.M (NIA)</th>
<th>Sq.Ft (NIA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>44.0</td>
<td>473.6</td>
</tr>
<tr>
<td>Ground</td>
<td>40.8</td>
<td>439</td>
</tr>
<tr>
<td>First</td>
<td>38.0</td>
<td>409</td>
</tr>
<tr>
<td>Second</td>
<td>47.8</td>
<td>515</td>
</tr>
<tr>
<td>Total</td>
<td>170.6</td>
<td>1,836.6</td>
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</tbody>
</table>

BER Information
Exempt.

Further Information/Viewing
Strictly by appointment with the sole letting agent Lisney.
Jennifer Prunty 01 638 2700  jprunty@lisney.com
Emma Coffey 01 638 2700  ecoffey@lisney.com