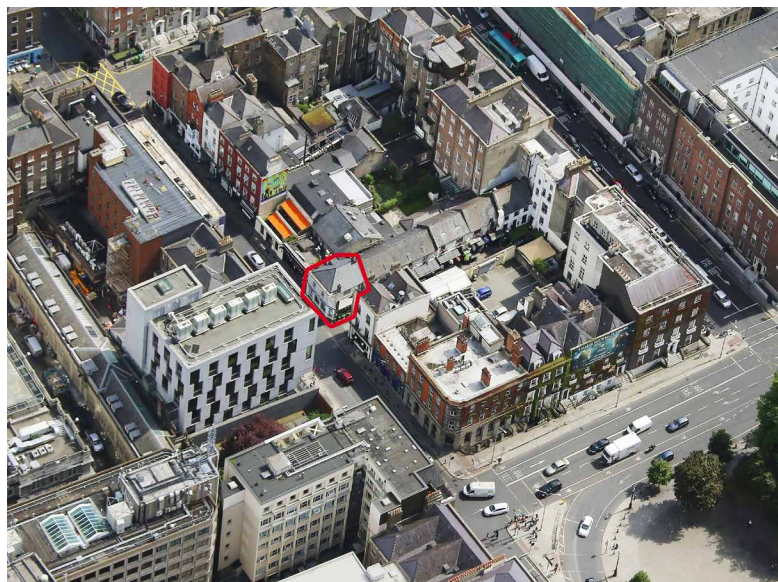


## 13 MERRION ROW, DUBLIN 2



01-638 2700

- High profile, end of terrace retail property located on Merrion Row
- Close to the junction with St. Stephen's Green and Baggot Street Lower
- Leading leisure, retail, tourist and corporate location.
- Excellent window display onto Merrion Row
- Strong passing vehicular and pedestrian traffic
- Ground floor approx. 51 sqm. First floor approx. 39 sqm
- Neighbouring occupiers include Bank of Ireland, Bang Restaurant, Caffè Nero and Spar





## LOCATION

The property is situated in one of Dublin's leading retail, leisure, tourist and corporate locations, on Merrion Row, between the junction with St Stephen's Green East and Baggot Street Lower. The street benefits from high volumes of passing vehicular and pedestrian traffic nestled amongst a number of hotels including The Shelbourne Hotel, The Merrion Hotel, The Cliff Townhouse and The Fitzwilliam Hotel. Corporate occupiers include Bank of Ireland, AerCap, Department of Finance and Royal Hibernian Academy.

The street is lined with a host of shops, restaurants, coffee shops and public houses. Neighbouring occupiers include Bang Restaurant, O'Donoghues, Spar and Caffè Nero.

## DESCRIPTION

The property is an attractive two storey end of terrace building with excellent window display onto Merrion Row.

The property was previously in banking use but could suit a variety of retail or food occupiers (subject to planning permission).

The property is available to let on a short term three year lease agreement.

## RENT

Available on request.

## ACCOMMODATION:

The floor area is as follows;

Description	Sqm	Sqft
Ground	51	548
First	39	420
Total	90	968

## LEASE

A new short term 3 year lease is available.

## RATEABLE VALUATION

Rates liability 2018 approx. €11,749.32

## BER INFORMATION

BER: D1.

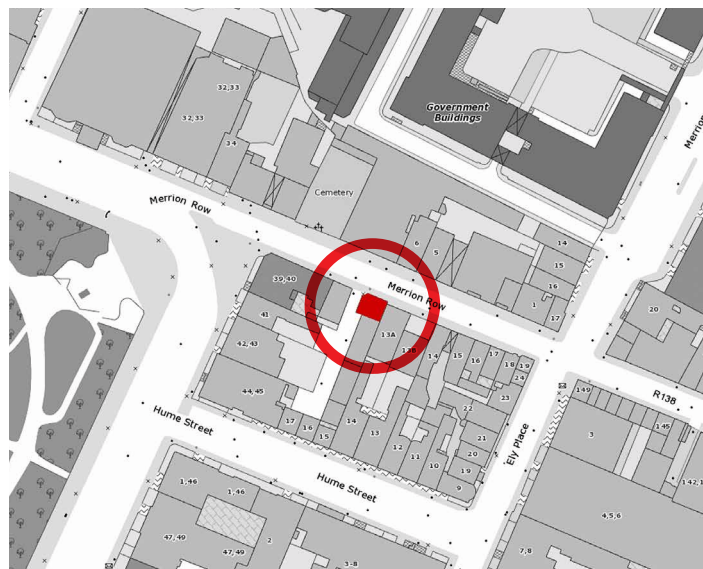
EPI: 747.14 kWh/m<sup>2</sup>/yr.

## 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



## DUBLIN

St. Stephen's Green House,  
Earlsfort Terrace,  
Dublin 2, D02 PH42  
Tel: +353 1 638 2700  
Email: dublin@lisney.com

## BELFAST

Montgomery House,  
29-33 Montgomery Street,  
Belfast, BT1 4NX  
Tel: +44 2890 501 501  
Email: belfast@lisney.com

## CORK

1 South Mall,  
Cork,  
T12 CCN3  
Tel: +353 21 427 5079  
Email: cork@lisney.com

## LONDON

33 Cavendish Square,  
Marylebone,  
London, W1G 0PW, UK  
Tel: +44 (0)203 714 9055  
Email: london@lisney.com

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

