

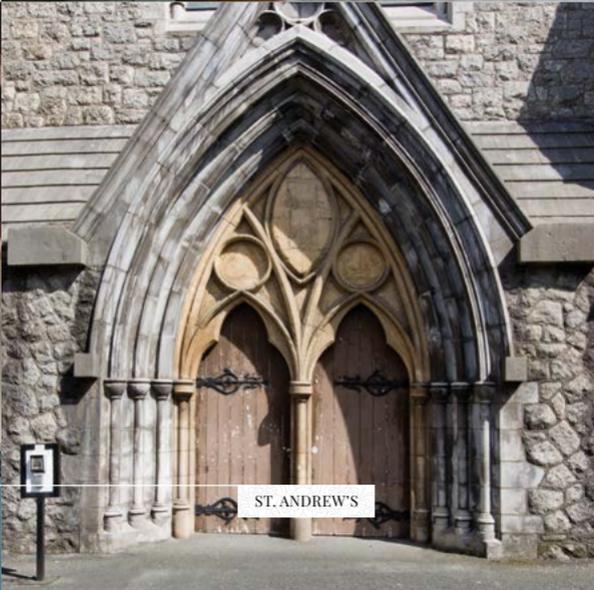
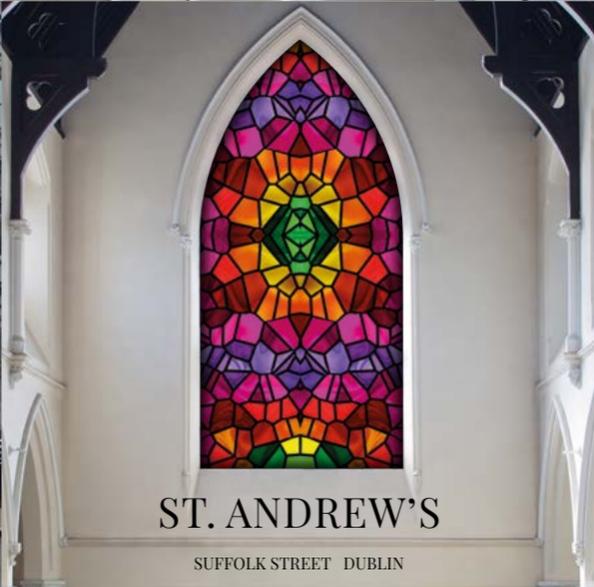


# ST. ANDREW'S

SUFFOLK STREET  
DUBLIN

BER EXEMPT

 CUSHMAN &  
WAKEFIELD



# ST. ANDREW'S

SUFFOLK STREET DUBLIN

St. Andrew's offers a unique opportunity to lease one of Dublin City Centre's most recognisable buildings. The opportunity comprises the entire main building which extends over 3 floors with a separate annex building to the rear. The site extends to approximately 0.66 acres and includes

21 car parking spaces. St. Andrew's provides an excellent opportunity for a variety of uses including cultural, retail and restaurant uses and many more, subject to planning permission.

Located on the corner of St. Andrew's Street and Suffolk Street, it provides the stunning backdrop to the Molly

Malone statue. This area is the hub of Dublin's Retail and Tourism District and is home to a number of national and international retailers, theatres, pubs and restaurants.

Immediate surrounding occupiers include H&M, Avoca, Superdry and The Visit Dublin Centre.

POPULATION OF DUBLIN 2022

c.1.256  
MILLION

VISITORS TO DUBLIN 2019

c.4.9  
MILLION

ANNUAL FOOTFALL

c.30  
MILLION



## A BRIEF HISTORY

St. Andrew's is a former Church which was originally situated on Dame Street. The building fell into disuse and it was re-founded on the present day site in 1670. By 1750, the building had fallen into a state of disrepair and by 1790 had completely deteriorated. In 1803, a considerable investment was made to construct a second Church on the site which was completed in 1807 but burned to the ground in 1860 by an accidental fire. The present day building was constructed and consecrated in 1866. In more recent times, the building was used as The Visit Dublin Centre between 1996 and 2014.

## A unique city centre leasing opportunity



## ACCOMMODATION SCHEDULE

FLOOR AREA	GIA (SQ M)*	GIA (SQ FT)*
<b>Main Building</b>		
Ground Floor	818.1	8,806
First Floor	480.8	5,175
Second Floor	427.5	4,602
Third Floor	112.3	1,209
<b>Total</b>	<b>1,838.7</b>	<b>19,792</b>
<b>Annex</b>	157.2	1,692
<b>TOTAL (Main Building &amp; Annex)</b>	<b>1,996.0</b>	<b>21,485</b>
<b>Car parking**</b>	21 Spaces	



\*All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.  
\*\*Only available on a year-to-year license arrangement.

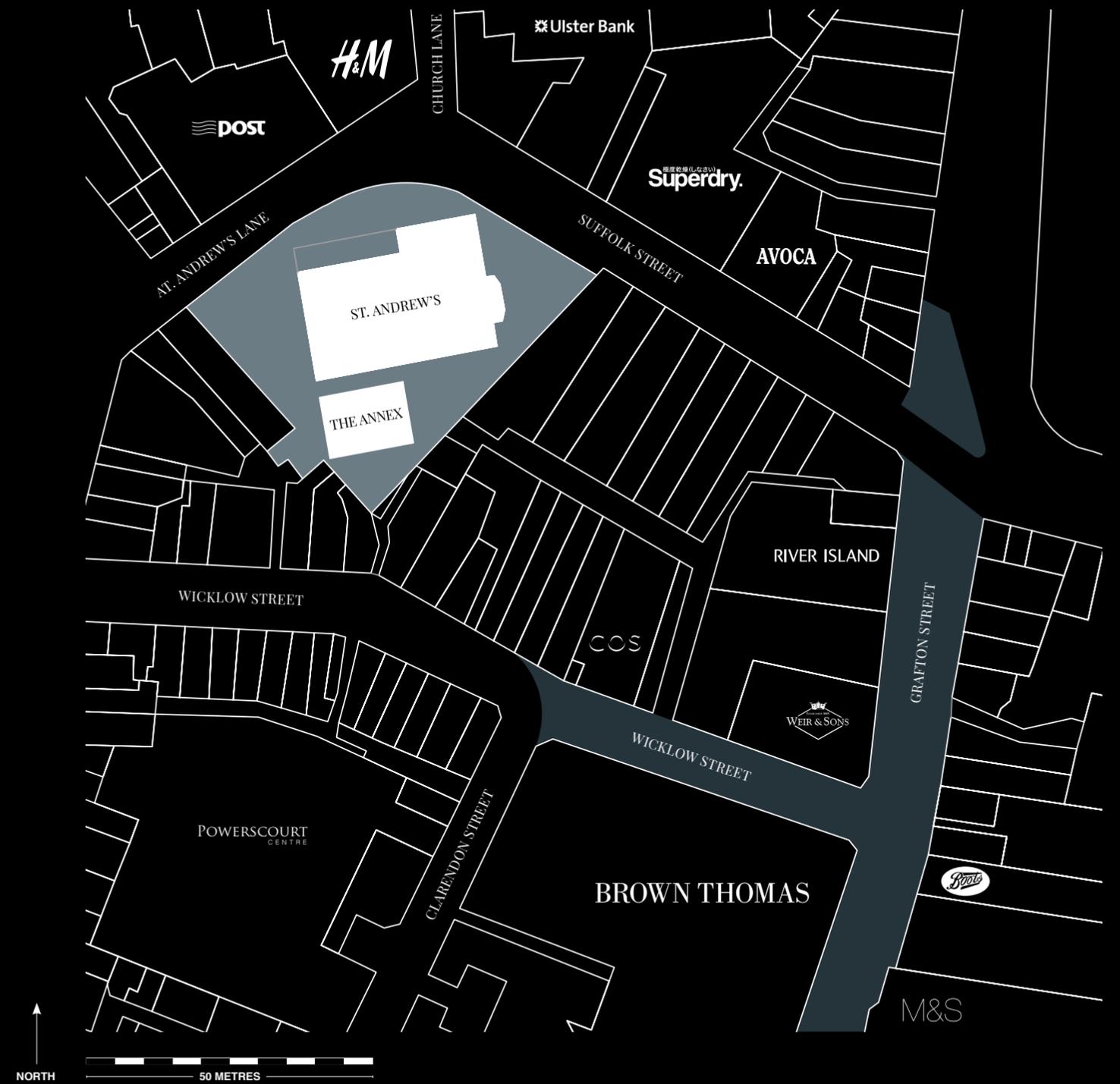


## LOCATION

St. Andrew's is located approximately 220 metres west of Grafton Street, Ireland's premier shopping and tourist district and home to international retailers such as Hugo Boss, Massimo Dutti, River Island and Lululemon. The iconic building is also surrounded by many of Dublin's key landmarks including Trinity College, Dublin Castle and St. Stephen's Green.

The area is serviced by the Luas Green line which carries approximately 14 million passengers per annum, Dart Stations located at Pearse Street and Tara Street, regular bus routes and Dublin bikes. The Cross City Luas now serves the north and south side of the city with new stops close by at Trinity College and Dawson Street.

## GRAFTON STREET & SURROUNDING AREA



ST. ANDREW'S

ST. ANDREW'S

ST STEPHEN'S GREEN

ST STEPHEN'S GREEN SC

GRAFTON STREET



ST. ANDREW'S, SUFFOLK STREET

DUBLIN CASTLE

LUAS GREEN LINE

MARKS & SPENCER

BROWN THOMAS

CENTRAL PLAZA

GRAFTON PLACE

DAME STREET

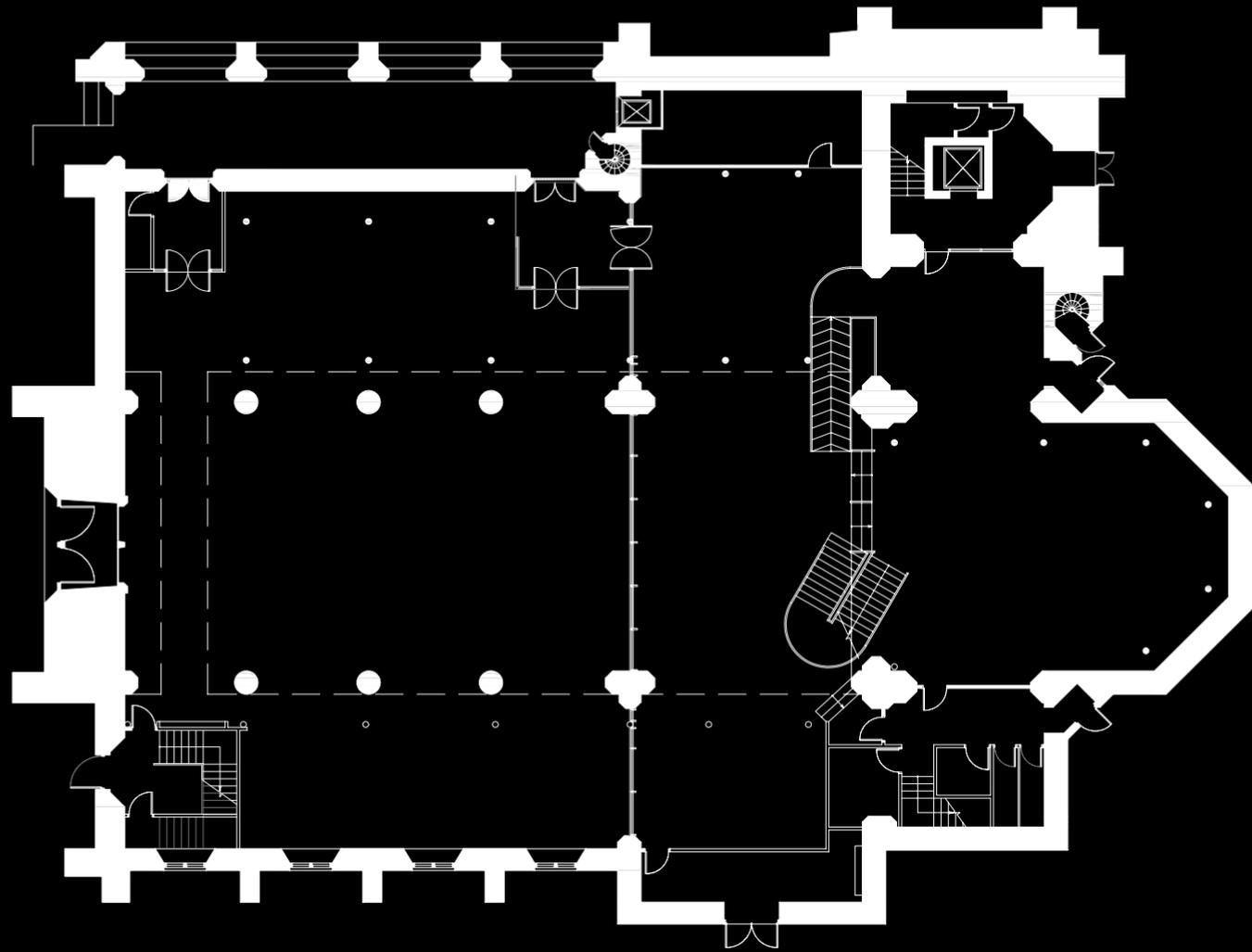
H&M

CENTRAL BANK OF IRELAND

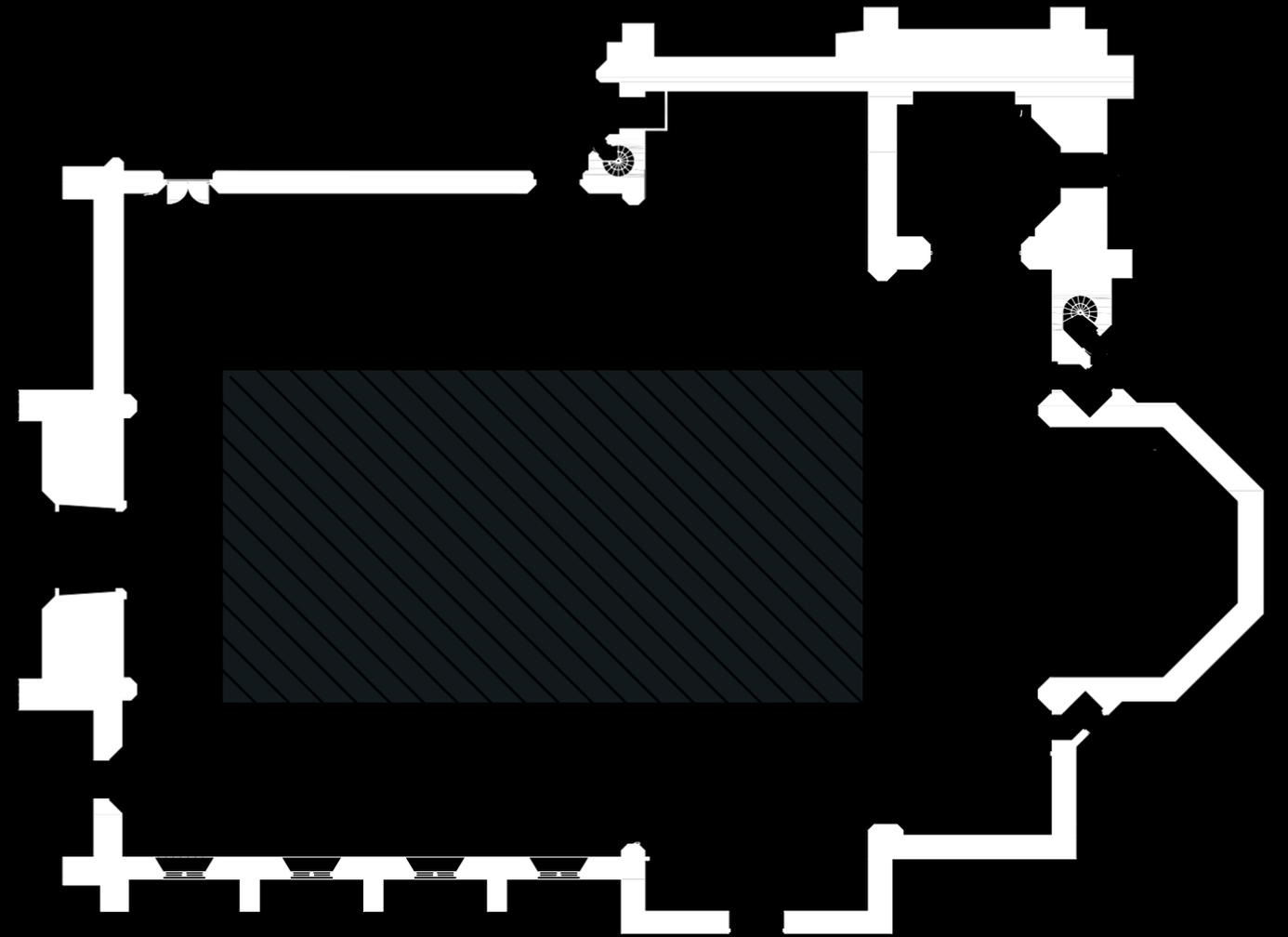
TRINITY COLLEGE



## GROUND FLOOR\*



## FIRST FLOOR\*

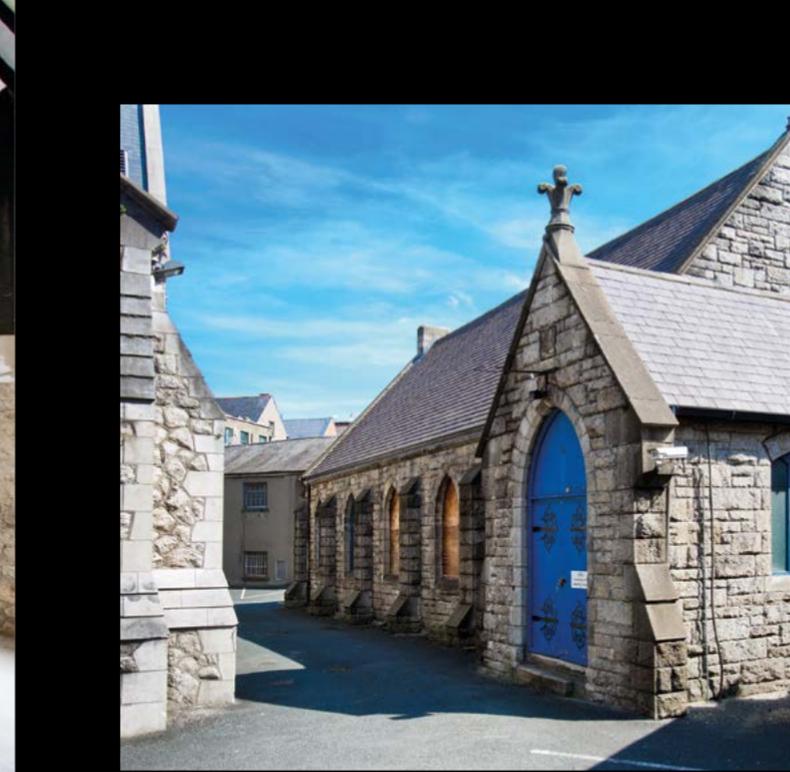


### THE ANNEX\*

### PLANNING PERMISSION

Planning has been granted for a licensed food hall, dining, cultural space and annex banqueting hall, all to be operated under single management. The development will also include three new extension structures of contemporary design attached to the buildings to house necessary plant, storage and waste management services separate from historical fabric. Internal later partitions and non-original additions will be removed. The 19th Century front railings and the existing access arrangements are to be retained. The car parking use will be removed from the outside area and will be replaced by a mix of hard and soft landscaping with movable seating. Signage proposed includes two totem signs of Corten steel, 3 banner signs, and one (already existing) steel framed sign. For reference the Planning Application No. 2513/18

\*Layout plans not to scale and for illustrative purposes only.



## THE ANNEX

The Annex offers a quirky space with character and has the benefit of own door access. It is located to the rear of the main building with profile onto St. Andrew's Street. It is a regular rectangular layout with a small storage area to the rear. This building currently has planning for a banquet hall but would suit a variety of uses including cultural, retail or restaurant subject to planning permission.



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<b>QUOTING RENT</b> On Application.	<b>LOCAL AUTHORITY RATES</b> €62,248 (2022).	<b>TERM</b> New long lease term.	<b>BER <span style="border: 1px solid black; padding: 0 2px;">BER EXEMPT</span></b> This property is BER exempt.	<b>BIDS LEVY</b> €3,186 (2022).
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**Agent:** Cushman & Wakefield, 164 Shelbourne Road, Ballsbridge, Dublin 4.

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Viewings are strictly by appointment through the sole letting agent.

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Conditions to be noted: **1.** These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. **2.** The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. **3.** All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. **4.** In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. **5.** The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. **6.** Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. **7.** The Vendor reserves the right not to accept the highest or any offer made.

DESIGN BY: **SURVE**





**CUSHMAN &  
WAKEFIELD**