

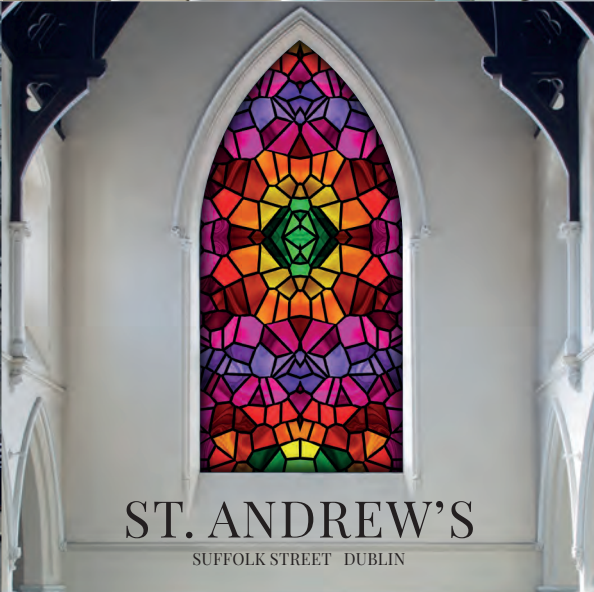


ST. ANDREW'S

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 levels with a separate annex building to the rear. The site extends to approximately 0.66 acres

in total with a substantial outdoor area. St. Andrew's offers an extensive and unique opportunity for commercial ventures such as food and dining establishments, retail, offices and cultural spaces subject to planning permission. Situated on the high-profile corner of St. Andrew's Street and Suffolk

Street, it provides the stunning backdrop to the famous Molly Malone statue. The area is the hub of Dublin's Retail and Tourism District and is home to a mix of national and international retailers, theatres, pubs and restaurants. Immediate surrounding occupiers include H&M, Avoca Handweavers, Superdry and Boeuf & Coq.

POPULATION OF DUBLIN 2025	VISITORS TO DUBLIN 2023	ANNUAL FOOTFALL
c.1.299 MILLION	c.6.6 MILLION	c.30 MILLION



A unique city centre leasing opportunity



ACCOMMODATION SCHEDULE

FLOOR AREA	GIA (SQ M)*	GIA (SQ FT)*
MAIN BUILDING		
Ground Floor	813.0	8,751
First Floor	570.0	6,135
Second Floor	247.0	2,659
Third Floor	133.0	1,432
TOTAL	1,763.0	18,977
Annex	165.7	1,783



* All interested parties are specifically advised to verify the floor areas and undertake their own due diligence.
** The annex building to the rear of the site has not been included in the current planning application.

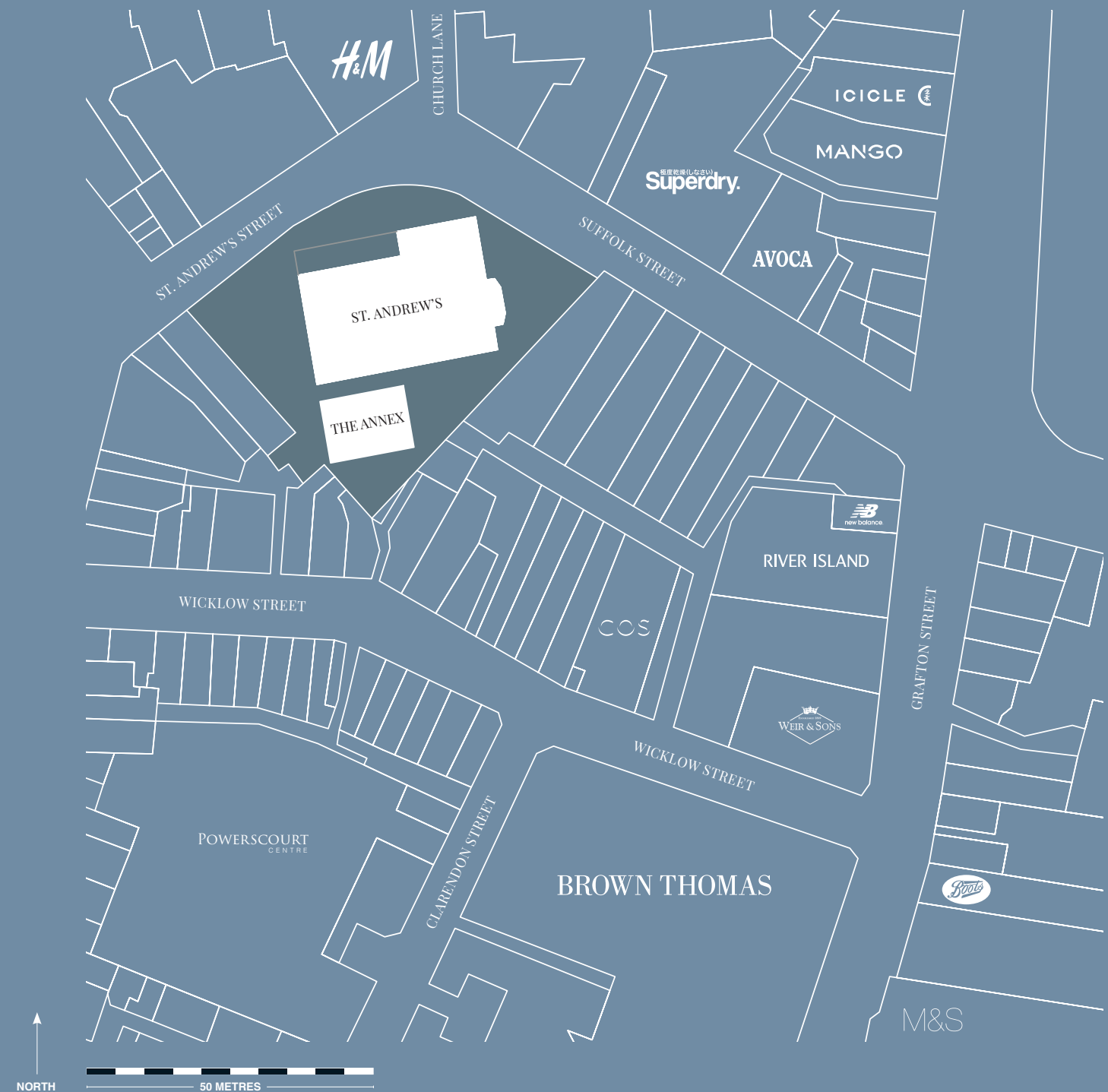


LOCATION

St. Andrew's is located in the heart of Dublin city, just 220 meters west of Grafton Street, Ireland's premier shopping and tourist district and home to international retailers such as Alo Yoga, Lego, Brown Thomas, Massimo Dutti and Hugo Boss. The iconic building is surrounded by some 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 as well as 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 STEPHEN'S GREEN

ST STEPHEN'S GREEN SC

GRAFTON STREET

LUAS GREEN LINE

GRAFTON PLACE

MARKS & SPENCER

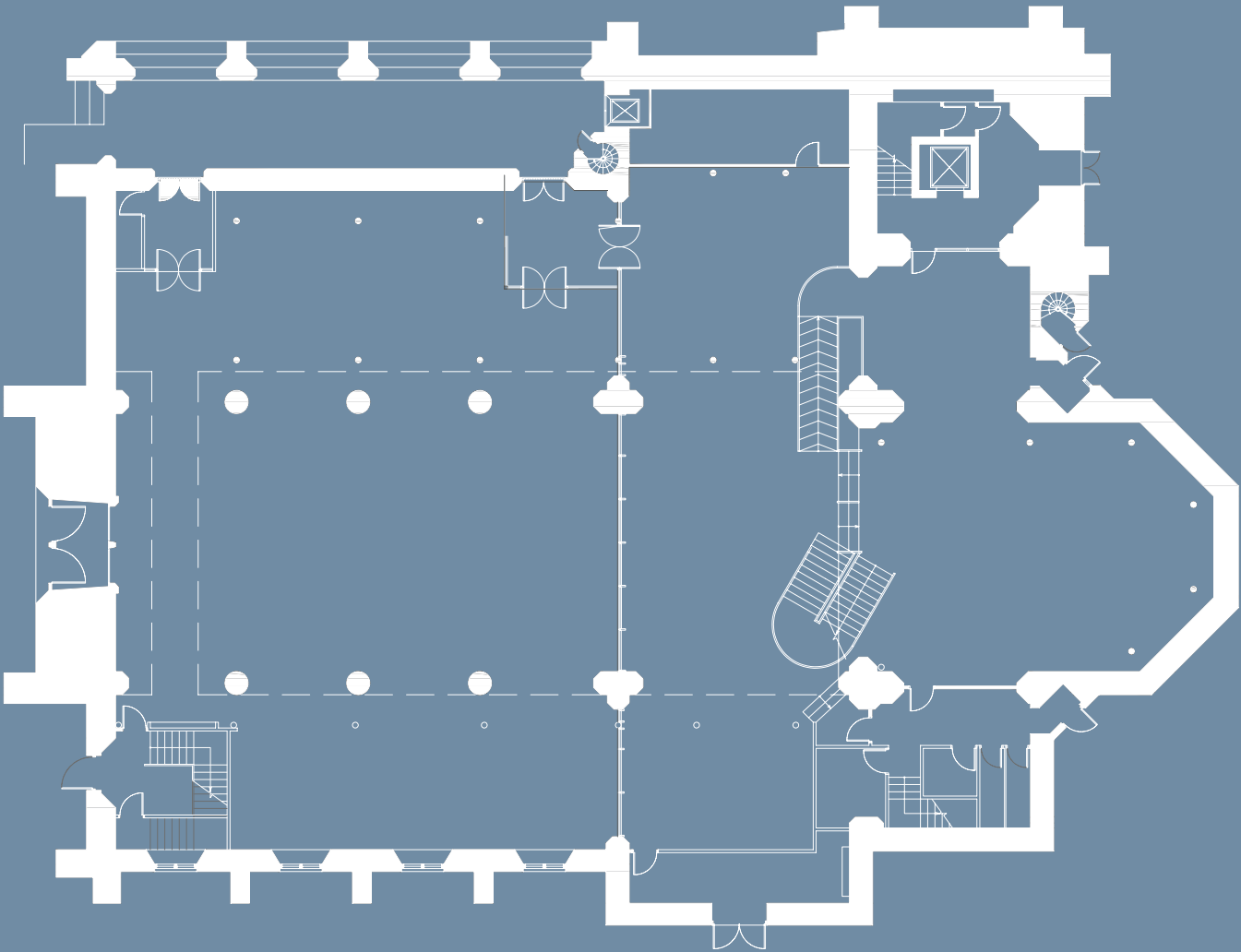
BROWN THOMAS

ST. ANDREW'S

SUFFOLK STREET DUBLIN

TRINITY COLLEGE

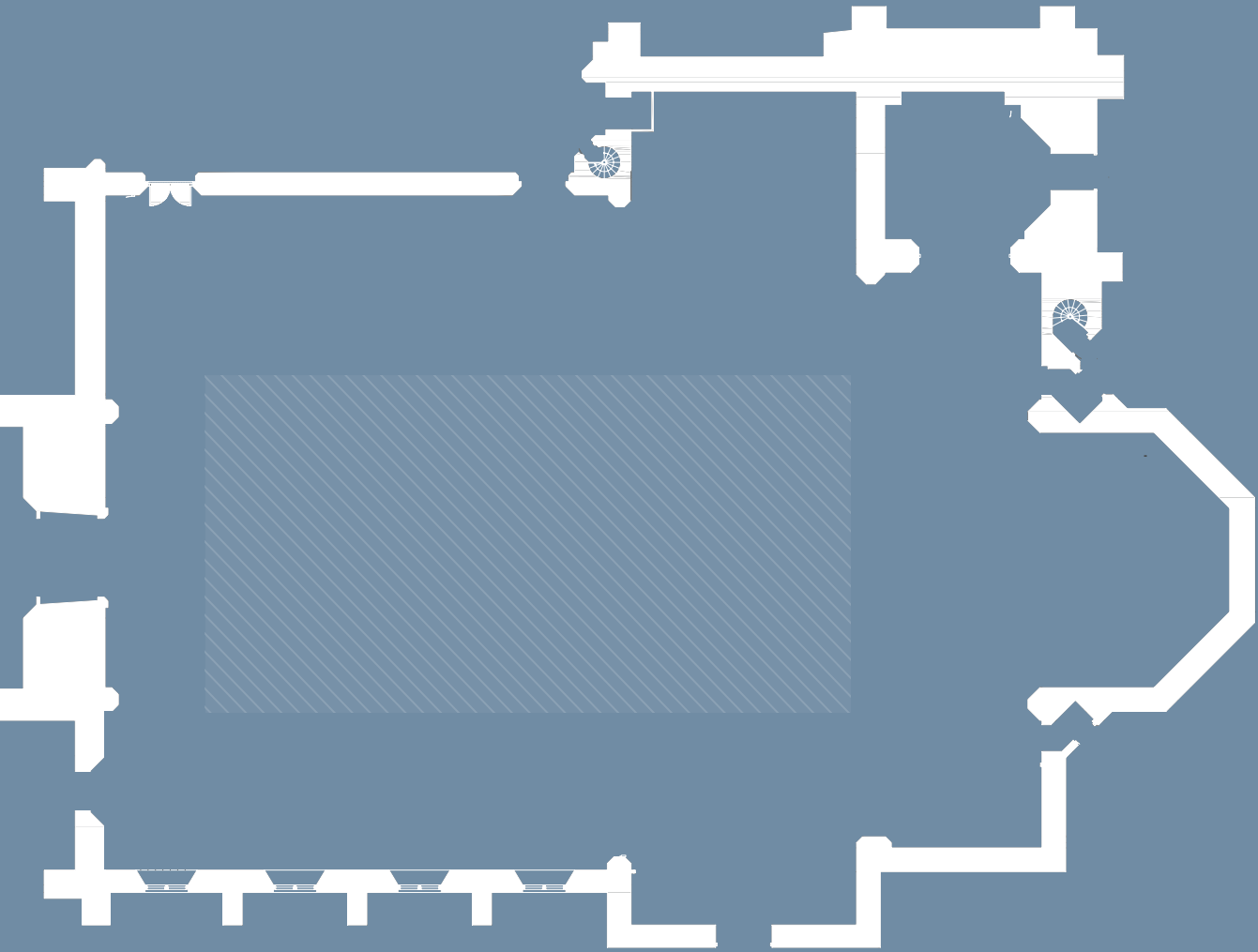
GROUND FLOOR*



PLANNING PERMISSION

St. Andrew's is a former Church constructed and consecrated in 1866 and therefore deemed a Protected Structure. The location is zoned 'Z5', City Centre, allowing for mixed-use development. The Church was deconsecrated in 1995. Between 1996 and 2014 the building was used as The Visit Dublin Centre providing tourist information, retail, cafe, and office space. In 2019 planning permission was granted for a change of use to a licensed food hall and cultural space which expired in July 2024 and an application is underway to give the new tenant the potential to reinstate that expired planning, should they require.

FIRST FLOOR*



*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 is outside the scope of the current change of use planning application but would suit a variety of uses including cultural, retail or restaurant subject to planning permission.



QUOTING RENT On Application.	LOCAL AUTHORITY RATES €66,552 (2025).	TERM New long lease term.	BER BER EXEMPT This property is BER exempt.	BIDS LEVY €3,186 (2025).
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LINK TO DATA SITE LINK BELOW

Please note access is required for same via password from Cushman & Wakefield.
standrews-dataroom.com

Agent: Cushman & Wakefield, 2 Cumberland Place, Fenian Street, Dublin 2.

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Viewings are strictly by appointment through the sole letting agent.



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: **SWEAVE**





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