

Retail Opportunity

Available by way of Sublet / Assignment

25 Suffolk Street, Dublin 2



Property Highlights

- Prime city centre location on Suffolk Street, just 75m from Grafton Street.
- The subject property extends to 260 sq. m (2,803 sq. ft) on the ground floor and 151 sq. m (1,624 sq. ft) on the basement level.
- Excellent internal condition, offering a spacious open plan layout.
- Well serviced, boasting extensive public transport links to the Luas line, Pearse Street Dart Station and Dublin Bus routes.
- Available immediately by way of sublet / assignment.
- Headline rent of €250,000 p.a. 10 year lease with expiry in November 2023.

Contact

Anna Gilmartin

Email: Anna.Gilmartin@cushwake.com

Tel: +353 1 639 9300

Joanna Berry

Email: Joanna.Berry@cushwake.com

Tel: +353 1 639 9674

Cushman & Wakefield

164 Shelbourne Road

Ballsbridge

Dublin 4

D04 HH60

Tel: +353 1 639 9300



Description

25 Suffolk Street comprises a ground floor over basement premises within an impressive four storey end of terrace building. The subject unit offers a spacious open plan ground floor retail space with an impressive floor to ceiling height and lighting. The unit is accessible via a glass façade, fronting onto Suffolk Street with a separate rear emergency access.

Lease Term

The subject unit is available on a short term sublease. Fáilte Ireland have a lease hold interest for a term of 10 years only from November 2013. The term is due to expire in November 2023.

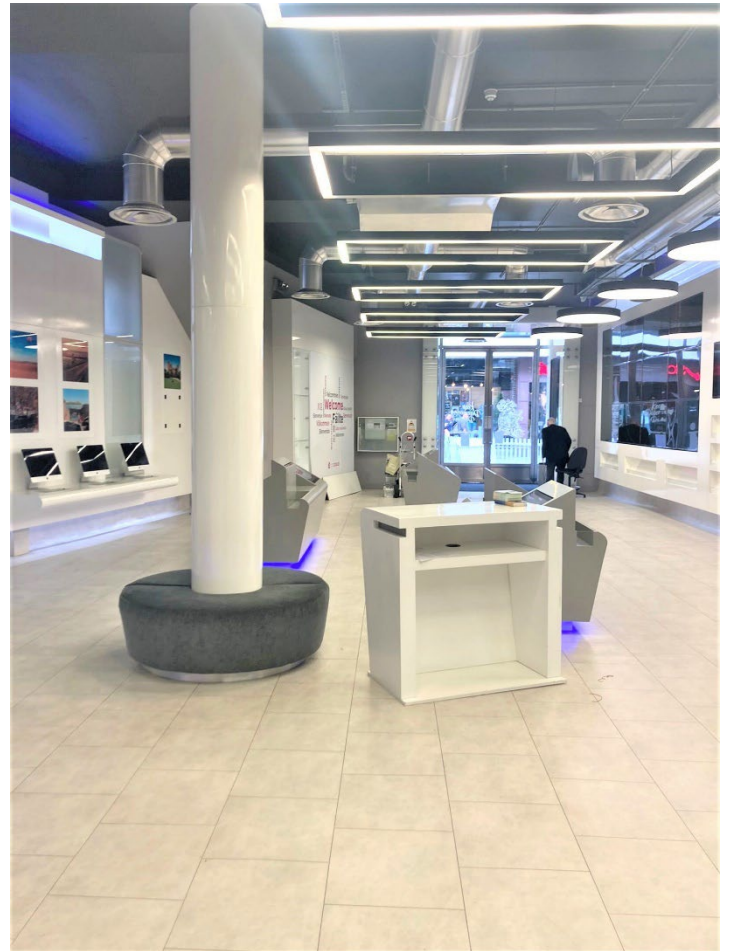


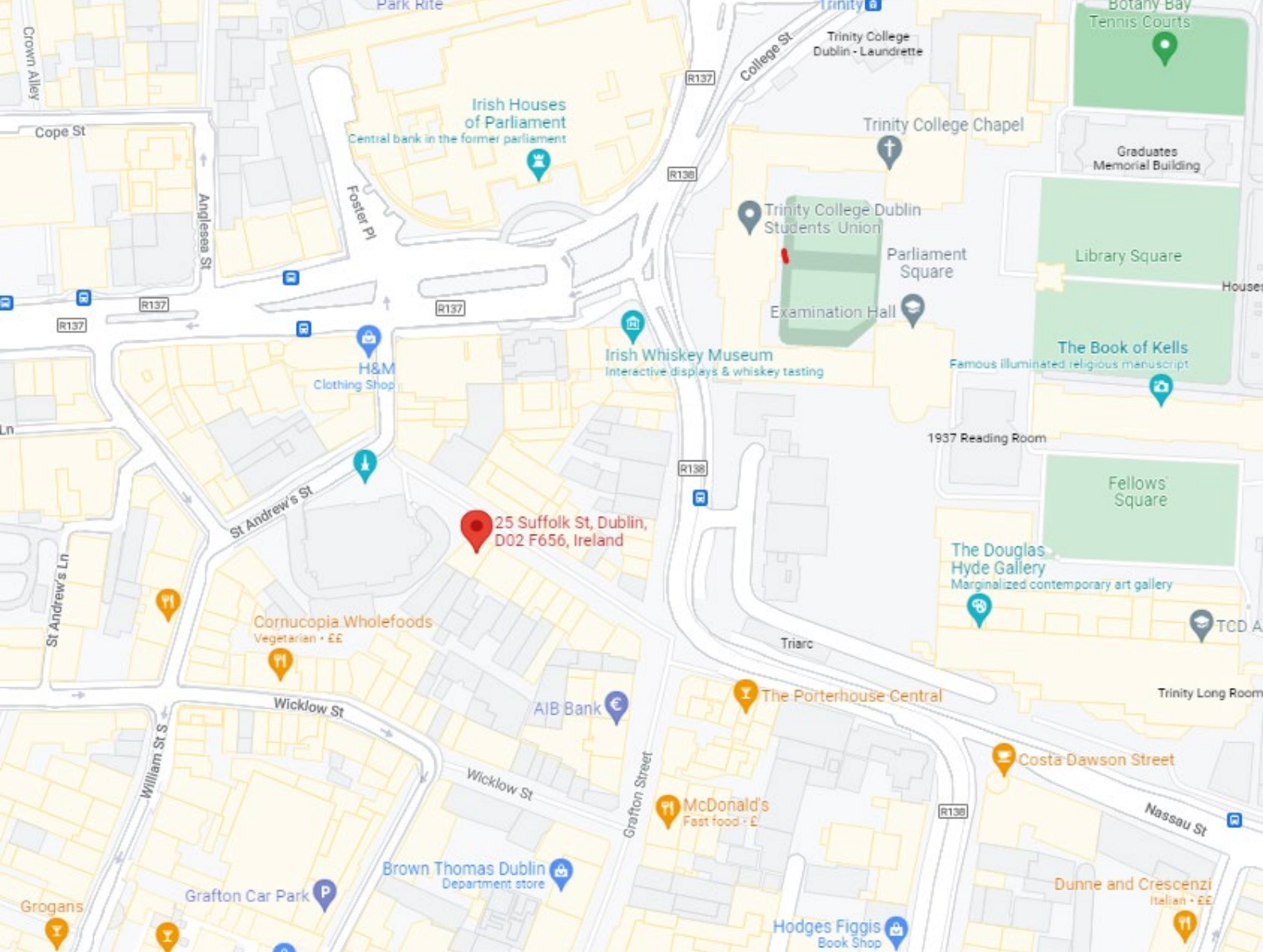
Location

25 Suffolk Street enjoys a prime location within the heart of Dublin City Centre, situated just off Grafton Street. The street benefits immensely from its collection of high profile retailers including Avoca, Superdry, Carrolls Irish Gifts and H&M, all located within close proximity.

In addition, the subject property is surrounded by a variety of food and beverage retailers, such as Zizzi, Tolteca, The Counter, O'Donoghue's Bar and The Blind Pig Speakeasy.

With St. Andrews Church now on the market to let, the future occupation of same will further improve this location and further enhance Suffolk Street's reputation as a bustling destination for both tourists and shoppers.





Schedule of Accommodation & Tenancy

Unit	Sq ft	Sq m
Ground Floor	2,803	260
Basement	1,624	151

BIDs Levy

€1,171.80.

Quoting Rent

The annual rent for the subject unit is €250,000 p.a.x.

Any intended party will need to satisfy themselves as to the exact area of the subject property

BER

BER: **BER C2**

BER No: 800140808.

Viewing

Strictly by appointment only through leasing agents Cushman & Wakefield.

Service Charge

€25,722.23 (approx.).

Commercial Rates

Rates payable to Dublin City Council for 2022 are as follows;
€23,632.40.

A full copy of our general brochure conditions can be viewed on our website [here](#), or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222