

To Let: Retail Opportunity

Unit 4A Montague Street, Dublin



Property Highlights

- Excellent retail opportunity situated in Dublin's City Centre.
- Available by way of long-term lease.
- Unit 4b extends to approximately 390 sq. ft. / 36.23 sq. m

Description

This subject unit previously traded as a barber shop but would suit a wide range of retail uses given its prime and central location on Montague Street, nestled between Camden Street and Harcourt Street. The prime Dublin 2 area benefits from a high level of footfall and is located in the heart of Dublin's Cultural Quarter. Some nearby occupiers are Flannery's Bar, Icon Health Club, Butler's Pantry, Fresh The Good Food Store, The Camden, Keaven's Port Hotel, Meltdown, Wishbone, and the Russell Court Hotel

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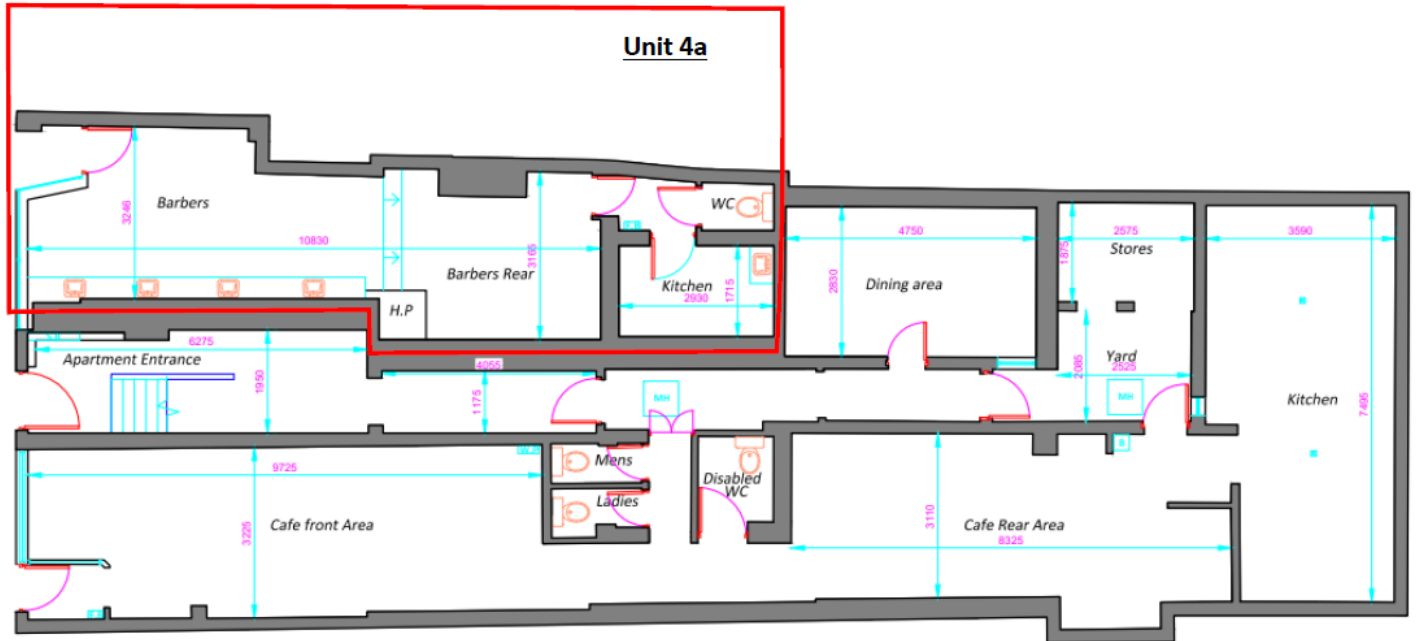
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Location

Unit 4a is located on the prominent and very desirable Montague Street. St. Stephens Green Luas station is a 5 min walk away affording access to Dublin's major retail streets, shopping malls, residential and office hubs, public parks and many other leisure facilities. The surrounding area is well supported by public transport links such as multiple Dublin Bus routes and the Luas.



Schedule of Accommodation

Unit	Sq. M	Sq. Ft
Unit 4a	36.23	390

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

Quoting Rent

Unit 4a has a quoting rent of €30,000 p.a.

Term

The subject property is available on leasehold terms.

Viewing

Strictly by appointment only through leasing agents Cushman & Wakefield.

Commercial Rates

Commercial Rates for 2022 for this unit are €3,130 p.a.

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