

To Let: Retail Opportunity

Ropemaker Place, Grand Canal Dock, Dublin 2.



Property Highlights

- One ground floor retail unit fronting onto Hanover St with 56 residential units overhead.
- Prime location in Dublin's Docklands.
- Unit 1 Ground floor extending to approximately 63.2 sq. m / 680 sq. ft
- Unit 2 is occupied by a café operator

Property Description

Ropemaker Place is situated in Dublin's Grand Canal Dock also known as Ireland's Silicon Docks. The development comprises a brand-new state of the art residential development (56 apartments) with one retail unit at street level. The retail unit is laid out over ground floor only with direct access off Hanover Street East. The fully glazed shop front provides for superb natural light and visibility / profile.

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Location

This retail opportunity occupies a prime position in Dublin's Docklands (south) – the tech and finance district.

The area is active morning through night with a range of occupiers including hotels (tourists), residents, and office workers. There are a range of entertainment venues located here including the Bord Gais Energy Theatre and the Three Arena, as well as trendy cafés, restaurants, bars, gyms, shops.

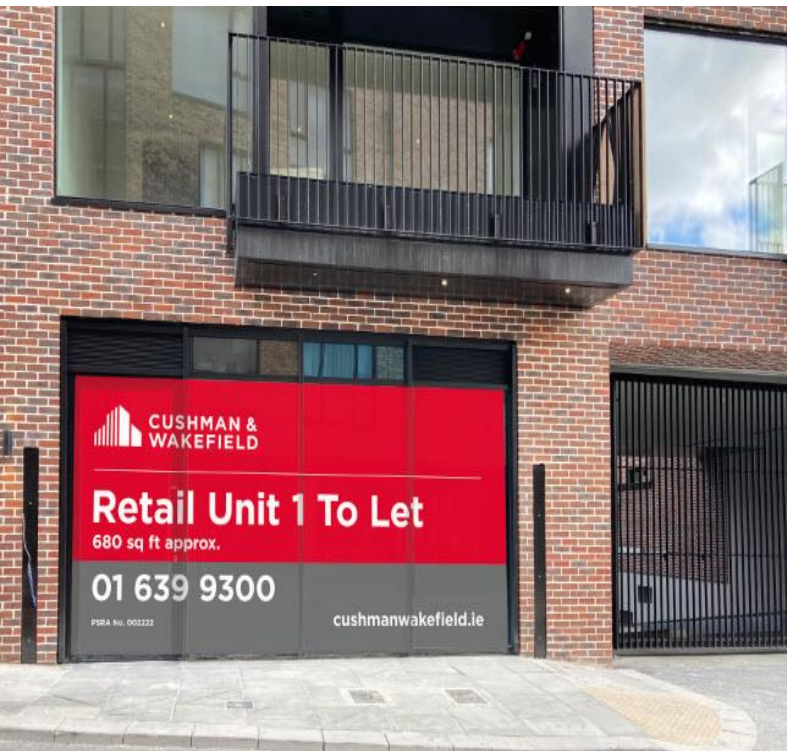
Ropemaker Place also benefits from proximity to public transport links. The DART, Dublin Bus and Dublin Bikes are all within a short distance.

Schedule of Accommodation

Floor	Sq M	Sq Ft
Unit 1	63.2	680

Term

The subject property is available on leasehold terms.



Quoting Rent

Unit 1 €30,000 p.a.

Service Charge & Insurance

- The annual service charge and insurance figure are to be confirmed

Commercial Rates

Commercial rates are to be confirmed.

BER Details



BER No: 800747222