

To Let: Retail Opportunity

105-106 Grafton Street, Dublin 2.



Property Highlights

- Excellent retail opportunity located in a prominent position on Grafton Street.
- Grafton Street is home to a variety of luxury retailers and boasts an annual footfall in excess of 25 million.
- The subject property comprises a distinctive five storey over basement building.
- Extending to a total floor area of approx. 308 sq m (3,315 sq ft).

Property Description

The subject property comprises a distinctive five storey over basement building benefitting from dual frontage onto Grafton Street and Suffolk Street.

Formerly occupied by Ulster Bank, the corner sited building extends to a total floor area of approximately 308 sq m (3,315 sq ft) with 75 sq m (816 sq ft) on ground floor.

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Location

The property is situated on the corner of both Grafton Street and Suffolk Street.

As a pedestrianised zone Grafton Street offers a unique shopping experience with an array of Flagship stores, luxury boutiques and independent shops. On Suffolk Street local occupiers include Avoca, Boylesports and The Aran Store. There is a variety of amenities within walking distance consisting of cafes, bars and restaurants. The property benefits from excellent public transportation options, with the Green line LUAS conveniently located on Dawson Street just parallel to Grafton Street. Additionally, there are multiple bus routes that serve the immediate area, further enhancing the accessibility of the location. DART and commuter rail services are located on nearby Pearse Street.

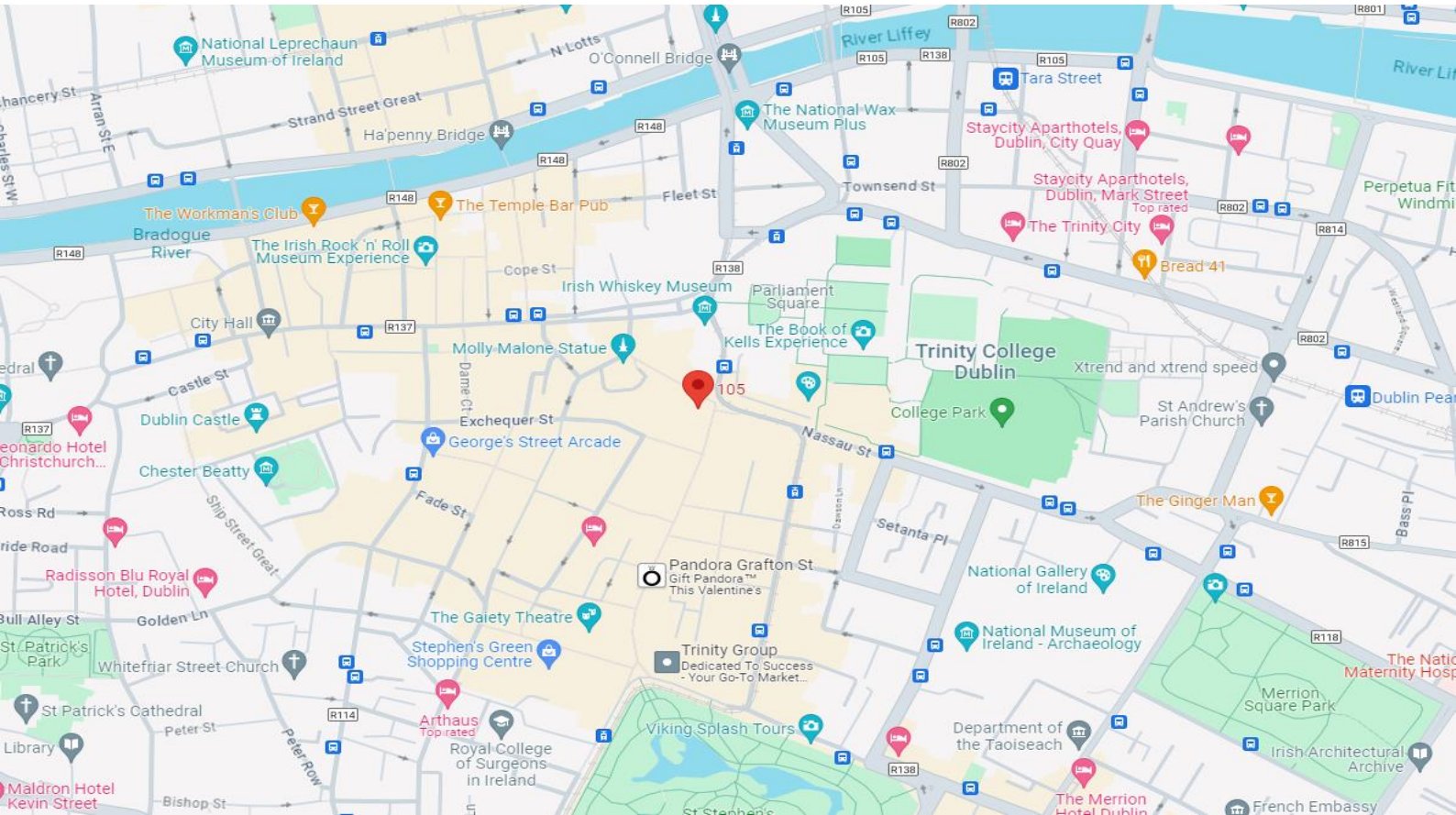
Schedule of Accommodation

Floor	Sq M	Sq Ft
Ground Floor	75	816
Total Floor Area	308	3,315

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

Term

The subject property is available by way of sub lease. Current lease expiring May 2026.



Quoting Rent

Price on application.

BER Details

BER No:800741498



Service Charge and Insurance

Service Charge: TBC

Insurance: €7,851.69 p.a.

Commercial Rates

2023/2024 commercial rates payable were approximately €64,031.

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