

TO LET

4 O'CONNELL STREET LOWER

Property Highlights

- Prime retail ground floor unit which has recently secured planning permission for restaurant use.
- Prominent position with excellent frontage on to O'Connell Street Lower.
- The subject unit is in a distinctive five storey over basement building.
- Quoting rent available on enquiry.

Unit 4
Ground Floor 169.2 sq m (1,821 sq ft) Basement 225.7 sq m (2,429 sq ft) Mezzanine 109.7 sq m (1,181 sq ft
TOTAL: 504.6 sq m (5,431 sq ft)

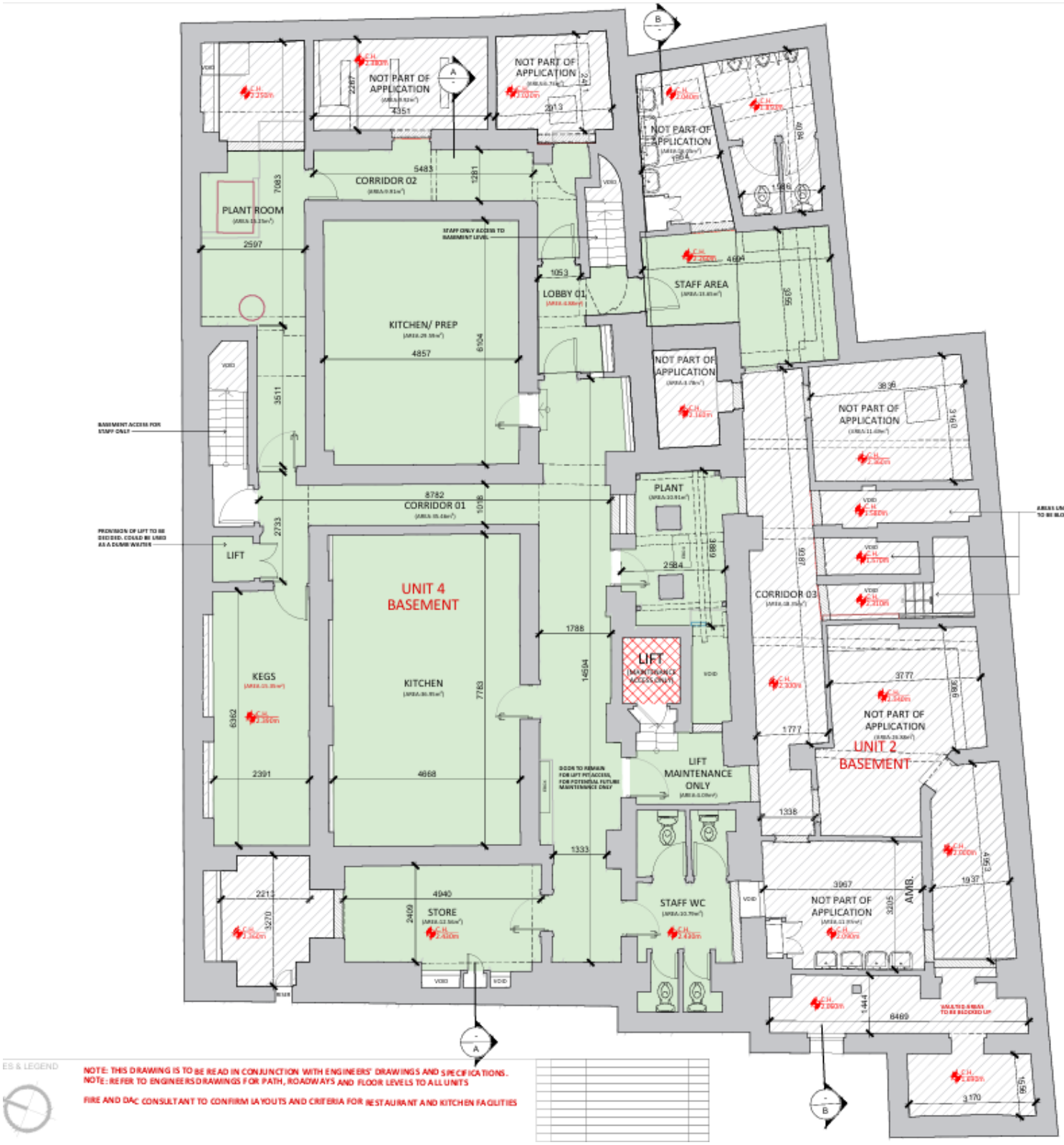
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Basement



NOTE: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ENGINEERS' DRAWINGS AND SPECIFICATIONS.
NOTE: REFER TO ENGINEERS DRAWINGS FOR PATH, ROADWAYS AND FLOOR LEVELS TO ALL UNITS

FIRE AND DAC CONSULTANT TO CONFIRM LAYOUTS AND CRITERIA FOR RESTAURANT AND KITCHEN FACILITIES

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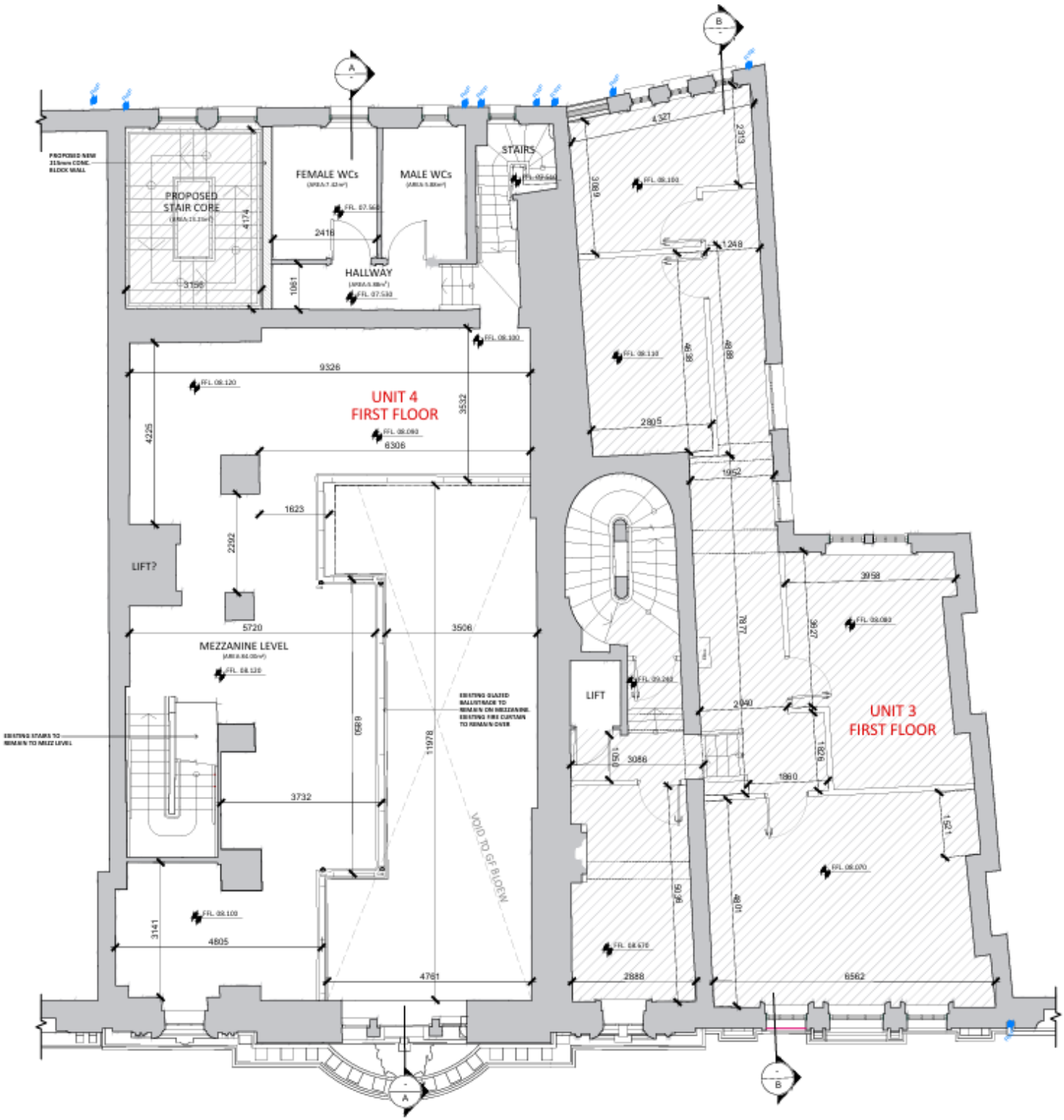
Ground Floor



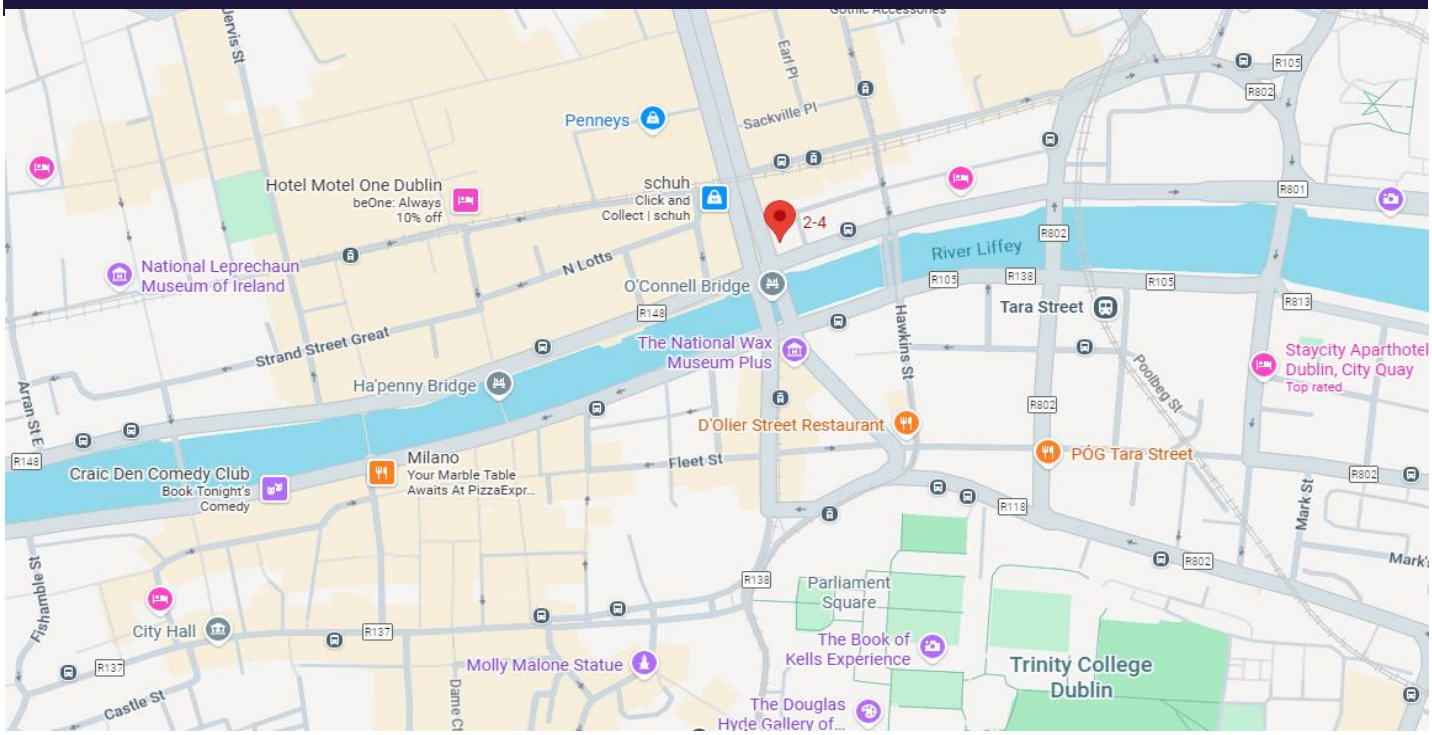
NOTE: THIS LAYOUT IS SUBJECT TO CHANGE FOLLOWING RECEIPT OF DAC/ FSC CONSULTANTS DRAWINGS & REPORTS, ENGINEERS' DRAWINGS & REPORTS AND CONSERVATION REPORTS/ METHODOLOGIES ETC.

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Mezzanine



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Location

- The property benefits from a prominent position on O'Connell Street Lower. The street's central location contributes to its popularity as a retail hub. Additionally, O'Connell Street is a dynamic part of Dublin City with many local amenities making it a high footfall area.
- Local occupiers include Decathlon, Penney's, Eason's, Schuh, H&M and more.
- The most recent redevelopment of Cleary's Quarter occupied by H&M and Decathlon has further enhanced the variety of shops, restaurants and independent businesses located nearby.
- O'Connell Street's prime location allows it to benefit from excellent connectivity. The street is serviced by a wide range of public transport links including a multitude of frequent bus routes and nearby LUAS stops for both the Green and Red LUAS lines.

Quoting Rent

Quoting details available on request

BER: Exempt

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