

TO LET

36 -42 HILL STREET, NORTHSIDE, DUBLIN 1

Property Highlights

- Ground floor café unit extending to approx. 72 sq.m.
- Positioned within a new 150-unit shared living development.
- Unit delivered with flooring, painted walls and accessible WC installed.
- Heating & cooling system, power, lighting and water services in place.
- Designed to serve both residents and the surrounding public catchment.
- The development is targeting completion in Q3 2026.

Location

The property is located at 36 -42 Hill Street, Northside, Dublin 1, in a central city location within close proximity to O'Connell Street and the surrounding commercial area. The area benefits from a strong residential catchment and steady footfall, with the unit positioned at ground floor level within a new 150 -unit shared living development, providing a built - in customer base alongside passing trade.

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Property Description

The ground floor café unit extending to approx. 72 sqm within a new shared living development at 36-42 Hill Street, Dublin 1. The unit is being delivered in a partially fitted condition including tiled flooring, painted walls, accessible WC, installed services, heating & cooling and an ESB meter.

Insurance

The insurance is TBC.

Service Charge

The service charge is TBC.

Commercial Rates

The commercial rates are TBC

Quoting Rent

The quoting rent is available on enquiry.

BER

TBC

Viewings

Strictly by appointment only through sole leasing agents Cushman & Wakefield.

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