

RETAIL/OFFICE OPPORTUNITY TO LET



Unit 9B Queen Street, Smithfield, Dublin 7



Property Highlights

- Exceptional commercial opportunity in the heart of Smithfield, Dublin 7.
- Planning Permission for Retail Use, alternative uses such as office, may be considered subject to planning permission.
- Ground floor extending to approximately 223 sq. m (2,400 sq ft.)
- Nearby occupiers include the Motor Tax Office, the Lighthouse Cinema, the Old Jameson Whiskey Distillery, Fresh, Boojum, Nutbutter and Chopped.

Property Description

The subject property extends to approx. 223 sq.m (2,400 sq. ft) comprising an open plan, ground floor retail unit that would be suitable for office use subject to planning permission. The current fit out includes suspended ceilings, recessed lighting, tiled flooring, and a small storage room. The retail unit enjoys a prominent entrance and corner profile onto both Queens Street and Blackhall Walk.

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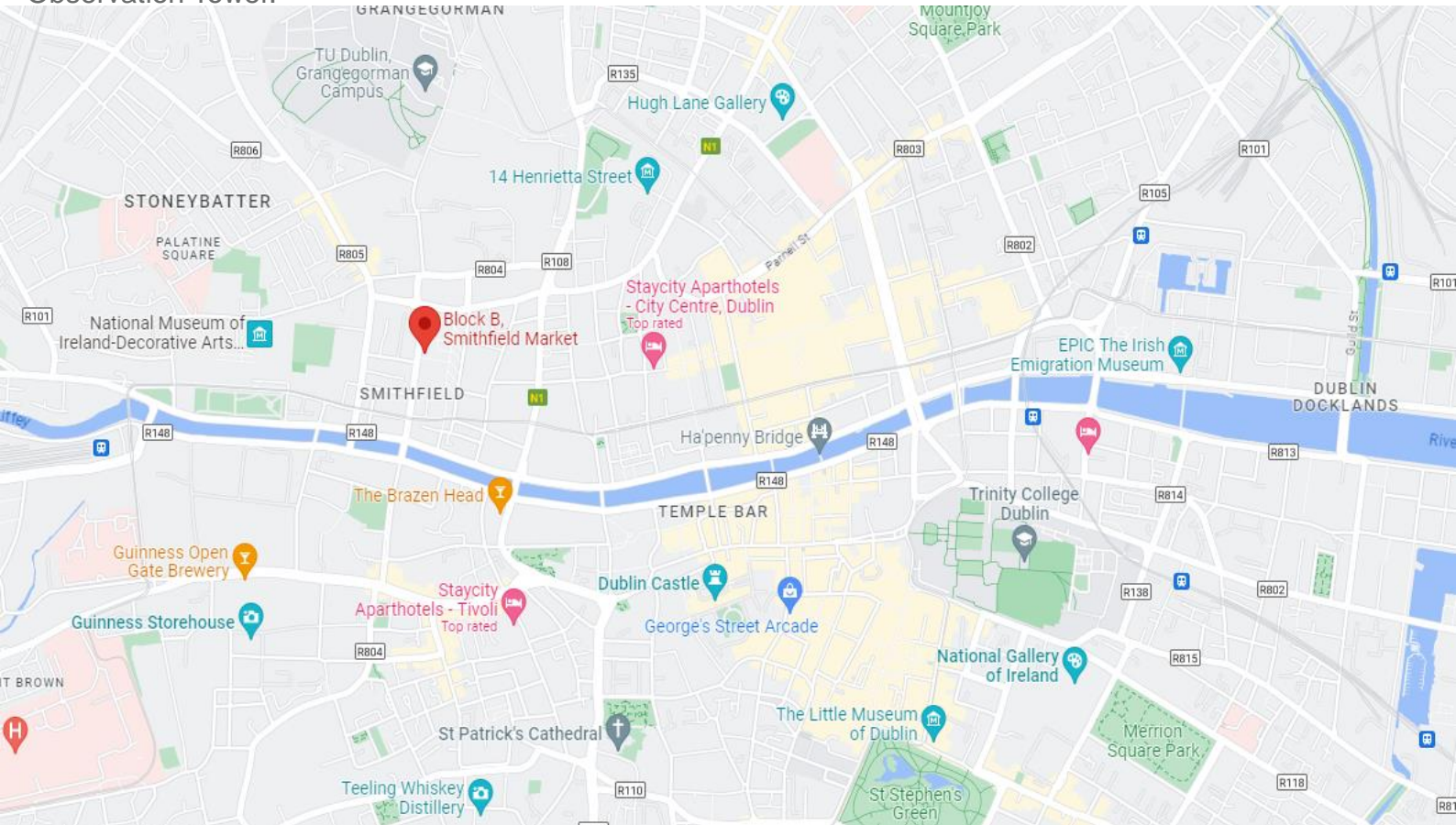
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Location

Unit 9B Queen Street provides for an exceptional commercial opportunity in the heart of Smithfield Dublin 7, adjoining the renowned Lighthouse Cinema. The bustling Smithfield district, named "second coolest neighbourhood in the world" by Time Out Magazine, has seen major rejuvenation in recent years benefitting from significant commercial, residential and cultural development.

Unit 9B is located at the junction of Queen Street and Blackhall Walk. Blackhall Walk is a primary pedestrian thoroughfare to Smithfield Plaza, home to Boojum, Chopped, Nutbutter, Fresh Food Market, Bel Cibo, the Lighthouse Cinema, the Old Jameson Whiskey Distillery and the Observation Tower.



Schedule of Accommodation

Floor	Sq M	Sq Ft
Ground floor	223	2,400
Total	223	2,400

Term

The subject property is available on a long-term lease.

Service Charge & Rates

We understand the 2023 service charge for the subject unit payable equates to approx. €3,500 per annum.

The Tenant will be responsible for the payment of Local Authority Rates.

Quoting Rent

The quoting rent is €35,000 per annum

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