

To Let

# CAFÉ UNIT, SCOTCH HOUSE, BURGH QUAY, DUBLIN 2

Café Opportunity

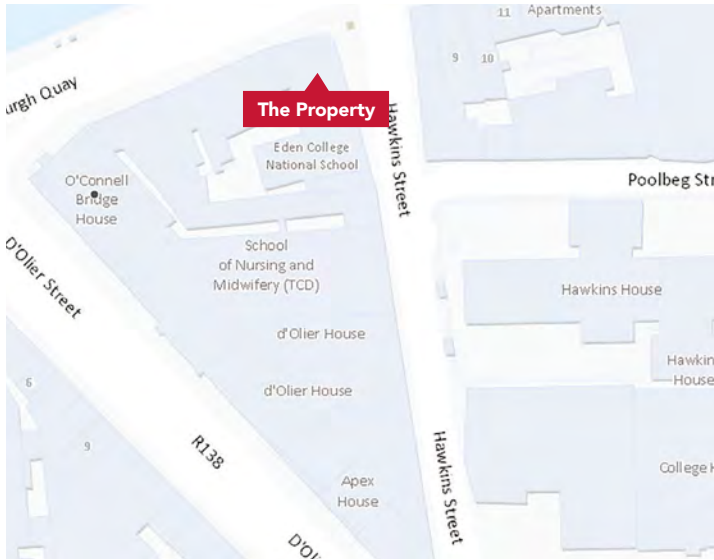


(01) 637 55 55 [qre.ie](http://qre.ie)

## Location

Scotch house is positioned in an unrivalled location at the junction of Hawkins Street and Burgh Quay, just 100m to the east of O'Connell Bridge. The pivotal situation of the property makes its easily accessible to the IFSC, O'Connell Street and Trinity College. Surrounding occupiers include high profile businesses such as Clavis Insight, Siptu, VHI, Trinity School of Midwives. The prime location of the property in the heart of the city centre benefits from exceptional transport links in the area. Tara Street DART, Dublin Bus and Dublin Bikes are within a 2 minute walk and the newly extended Red Luas line is directly at the door of the property.

The subject unit is located on the ground and lower ground floor of the building with six floors of prime office space overhead.



## Property Description

The café unit is arranged over ground and lower ground floor and extends to approximately 151.4 sq. m (1,630 sq. ft) in total. The ground floor extends to 41.2 sq. m (443 sq. ft) and the lower ground floor extends to 110.2 sq. m (1,186 sq. ft).

The unit comes with the benefit of café planning (planning application reference 3084/15).

## Property Specification

The property will be handed over in shell & core condition ready for tenant fit out.

## Local Authority Rates

Refer to Agent

## BER

Under Refurbishment

## Quoting Rent

P.O.A.

## Lease Terms

Available on flexible new lease terms. The tenant shall be liable for the local authority rates, service charge and insurance, in the normal manner.

## Viewing

All viewings are strictly by appointment through the sole letting agent.

## For further information please contact:

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