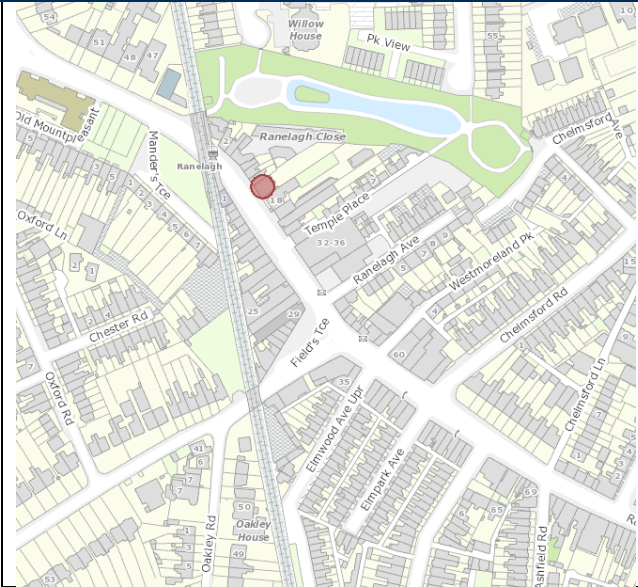


SUBJECT TO CONTRACT / CONTRACT DENIED

Ground Floor, 16 Ranelagh, Ranelagh, Dublin 6

# TO LET



## ACCOMMODATION AVAILABLE

### Location

The subject property is located in Ranelagh which is an affluent suburb on the south side of Dublin City Centre, approximately 1.6km from St Stephens Green. The subject property is located along the northern side of Ranelagh Road, immediately adjacent of the Green Luas Line entrance. The area is well served by public transport with the Luas Green line located immediately adjacent to the subject property. The Luas provides direct access to the city centre and surrounding suburbs including Sandyford to the south and Phibsborough to the north. The area is also served by numerous Dublin Bus Routes.

### Description

Whilst there is a high density of commercial office buildings close by, the immediate area is predominantly residential in nature with a high volume of shops, cafes, bars and restaurants located along Ranelagh Road. Some of the occupiers include The Devlin Hotel, Ulster Bank, Butlers Chocolate, Supervalu, Lidl, Exchequer Wine Bar and Tribeca.

The subject property comprises a ground floor retail unit which extends to approximately 51.86 Sq.m (550 sq.ft). The unit benefits prominent street frontage onto the main street Ranelagh Rd with a high level of passing footfall. The unit comprises shop front with staff facilities to the rear.

### Specification:

- 51.86 Sq.m (550 sq.ft).
- Prominent street frontage
- High level of passing footfall
- Ready for tenant fit-out

<b>Lease:</b>	3-4 yr. lease term available.
<b>Rent:</b>	€40,000 Per Annum
<b>Rates:</b>	€2,760 Per Annum
<b>Viewings:</b>	Brian Kelly/ brian.kelly@qre.ie
<b>BER</b>	E2