



BER EXEMPT

NB. For identification purposes only

144&145

TO LET RETAIL OPPORTUNITY

Francis Street, Dublin 8

QRE REAL ESTATE
ADVISERS

EXECUTIVE SUMMARY

Located on Francis Street in the heart of Dublin 8

Newly refurbished modern retail unit with excellent frontage

Suitable for a variety of uses, subject to planning permission

Extends to a total area of approximately 110 sq.m. (1,185 sq.ft.) over two levels

LOCATION

144/145 occupies a prominent and highly visible position on a main thoroughfare, strategically located in the heart of Dublin 8, within close proximity to Dublin's city centre.

Francis Street, a location of significant historical importance, is home to a range of boutique shops, artisan cafés, and restaurants. This vibrant area has seen a notable influx of new occupants, further enhancing the area and increasing footfall.

PLANNING

The subject property is zoned "Z5" within the Dublin City Centre Development plan 2022-2028. The Zoning Objective of City Centre is to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.

PERMITTED IN PRINCIPLE:

- RETAIL
- EDUCATION
- CAFE
- DELICATESSEN



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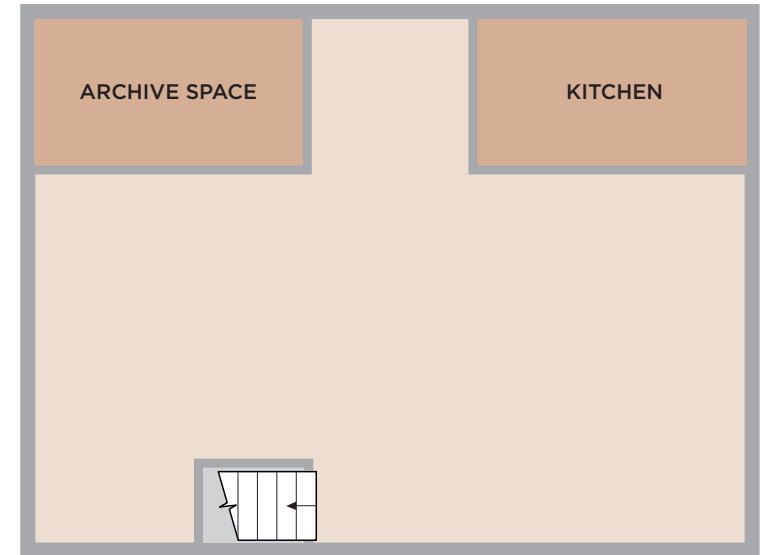
DESCRIPTION

The property briefly comprises a mid-terraced retail unit extending to approx. 110 sq.m. (1,185 sq.ft.) over ground and basement levels. The property benefits from an attractive large glazed shop facade and visible shop front for branding.

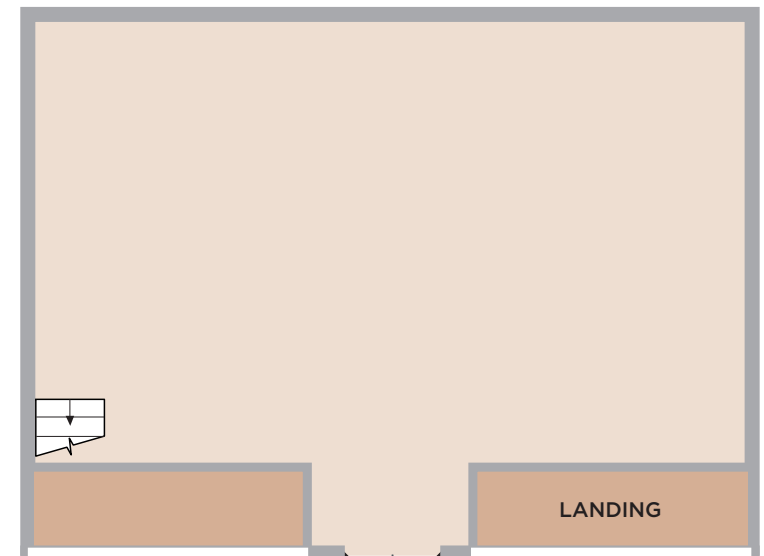
The subject property was previously in use as a tattoo parlour and barber shop. It is fitted out to provide for a retail occupier split over ground and first floor. The unit provides wooden floor, plaster and painted walls and ceilings, lighting and toilet facilities.



FLOOR PLANS



Basement



Ground Floor



144&145

QUOTING RENT

€45,000 per annum.

LOCAL AUTHORITY RATES

€4,096 per annum.

VAT

Please refer to agent.

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VIEWING

All viewings are strictly by appointment through the sole letting agent QRE Real Estate Advisers.

AGENTS DETAILS

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ADVISERS

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