

I4-I8

UNIT 3

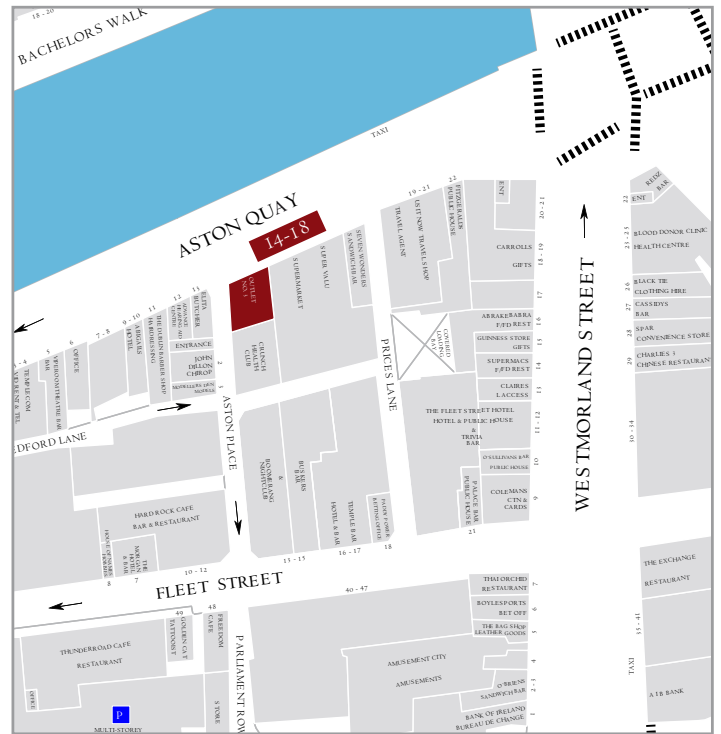
ASTON QUAY

DUBLIN 2



- Prime retail unit with excellent corner profile in a landmark location.
- c.164sq.m. (c.1,765sq.ft.)
- Suitable for a variety of uses subject to planning permission.

**Finnegan
Menton**



LOCATION

The subject property is located on the south side of the River Liffey in the centre of Dublin city. Aston Quay is at the junction with Westmoreland Street, close to Grafton Street and O’Connell Street and within minutes of Henry Street, Dublin’s prime retail areas.

The premises is an end of terrace unit with neighbouring occupiers including Supervalu, Londis, Crunch Fitness and Usit Ireland. Aston Quay is located parallel to Temple Bar has a very busy pedestrian footfall.

ACCOMMODATION

	sq.m.	sq.ft.
Ground Floor net internal area	164	1,765

VIEWING

By appointment only with sole agents:

FINNEGAN MENTON

Contact: Andrew Watt, Helen Byrne, Simon McGough on (01) 6147900

DESCRIPTION

Unit 3 Aston Quay comprises c.164sq.m. (1,765sq.ft.) of ground floor retail accommodation within a four storey over basement building. The unit has excellent frontage onto Aston Quay and benefits from a corner profile.

Internally the unit comprises an open plan retail area, office, canteen/staff area, storage with rear access and WC. The unit is in good order and is fitted out with suspended ceiling, fluorescent lighting, and painted walls. There are electrically operated security shutters fitted to the inside of the glazed façade.

LEASE TERMS

The property is held on a 25 x 5 year FRI lease from 3rd June 2004. The passing rent is € 175,000 per annum exclusive. Offers for an assignment of our clients existing lease or for a new sub lease are invited.

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