

COMMERCIAL

TO LET

# 61 SOUTH WILLIAM STREET DUBLIN 2



**ENTIRE BUILDING  
VARIOUS USES (SPP)**  
c.415 SQ.M.(4470 sq.ft)



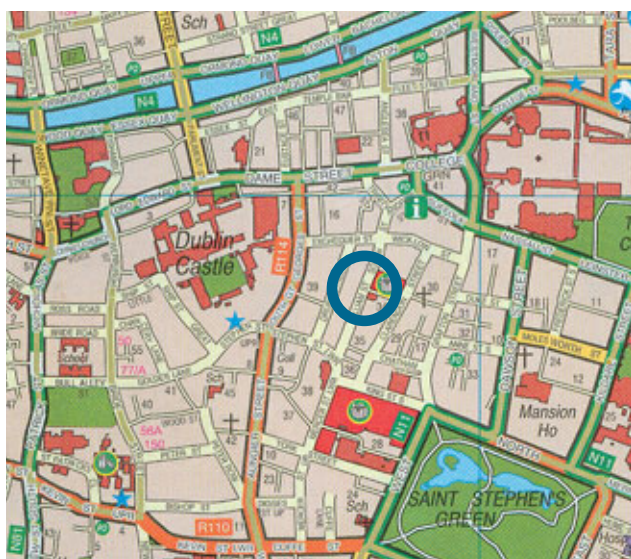
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## LOCATION



The property is situated on the east side of South William Street, midway between the Powerscourt Townhouse Centre and Wicklow Street, immediately adjacent to the exit of the Brown Thomas Carpark.

South William Street has undergone dramatic transformation over the past few years, changing from its traditional centre for the rag trade to becoming one of the city centres most vibrant streets with a mix of cutting edge fashion and hair and beauty salons and trendy bars and restaurants. Neighbouring occupiers include, Dakota, Blue Eriu, and Il Pomo d'Oro .

The property benefits on street "pay and display car parking to the front

## DESCRIPTION

No. 61 is a three storey over basement fully refurbished mid terrace property.

The ground and basement floor area have been refurbished to an excellent standard of retail showroom space and both floors benefit a kitchenette and wc. Access to the basement is via South William Street and via the ground floor retail area.

The first and second floor are suited to both additional retail space and/or office accommodation. There are two rooms on each floor with additional wc.

The property benefits a marble tiled floor entrance with a mix of glass and wood finish staircase, it is plastered and painted throughout with wood flooring, spot and chandelier lighting and gas central heating.

The unit is available to let in its entirety of c. 415 square metres.

## ACCOMMODATION

	sq.m	sq.ft
Hall Floor	111.0	1,195
Lower Ground Floor	124.0	1,335
First Floor	92.0	990
Second Floor	88.0	950
<b>TOTAL</b>	<b>415.0</b>	<b>4,470</b>

## LEASE TERMS

New Long Term Lease available at €225,000p.a premium upon application

## VIEWING

By appointment only with sole agents FINNEGAN MENTON.  
Contact Aidan Hora or Helen Byrne on (01) 6147900



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