

To Let



## 13 St. Stephen's Green, Dublin 2

Prime Retail Unit  
c.137.7sq.m. / 1,483sq.ft.



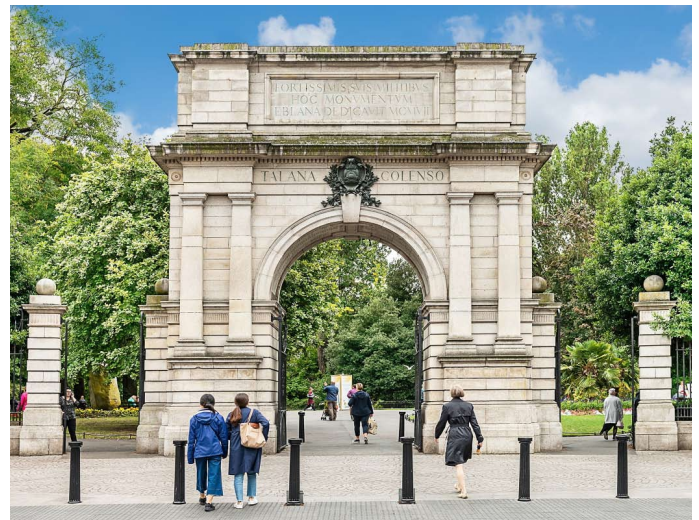
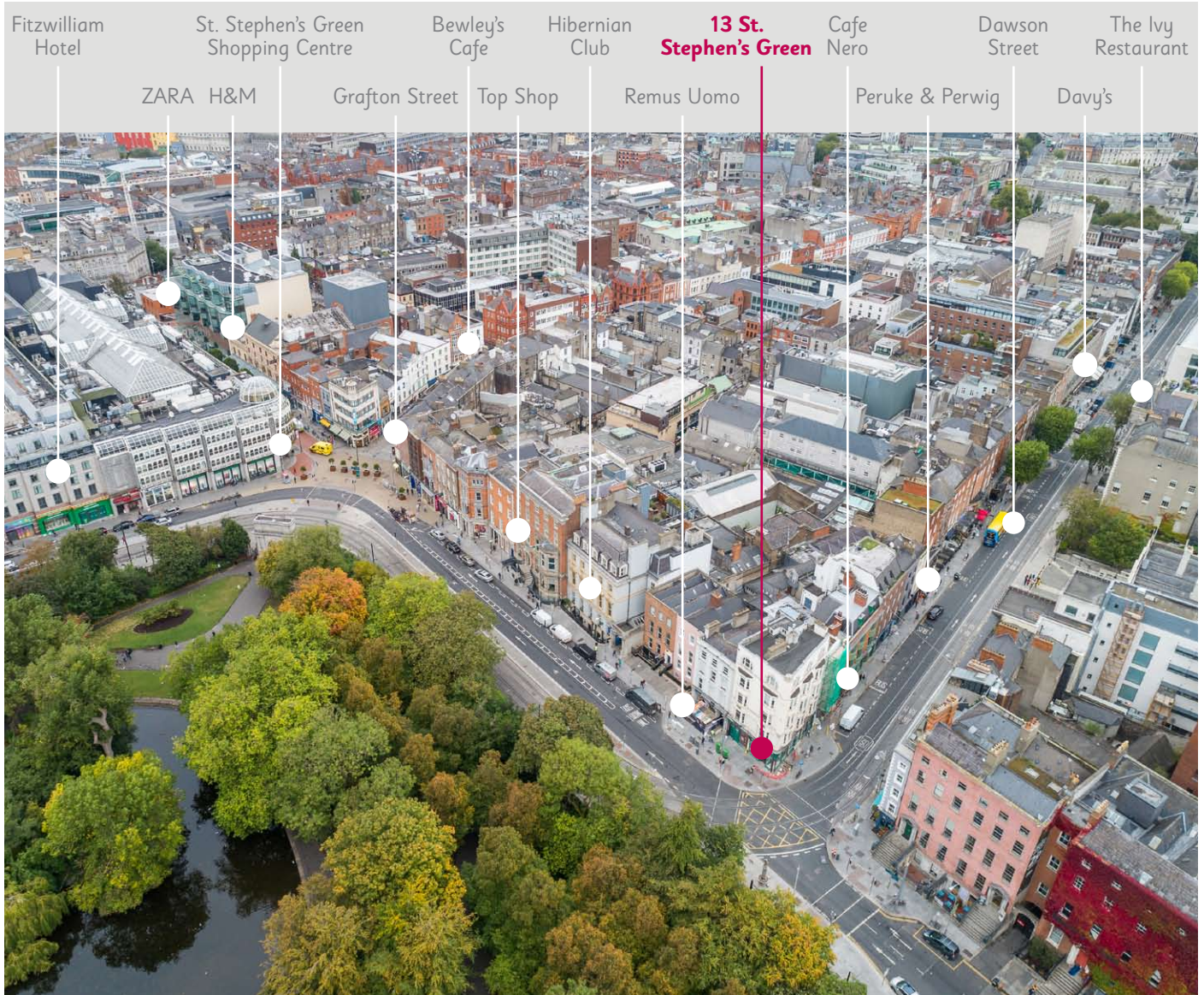
**FINNEGAN**  
Menton



## Location:

13 St. Stephen's Green is positioned on the south side of the Green at the junction with Dawson Street and approximately 100 metres from the top of Grafton Street and St. Stephen's Green Shopping Centre.

The property is located in the heart of the retail district of South City Centre amongst a host of other well-established retailers, bars and restaurants including Top Shop, Oasis, Remus Uomo, Dawson Jewellers, The Ivy Restaurant, Specsavers, Peruke & Perwig as well as the many high end retailers positioned on Grafton Street.



## Features

- High profile retail opportunity on St Stephen's Green
- New long term lease available
- c.22 metres (c.70 ft) frontage
- Active footfall, close to Grafton Street
- No key money



## Description:

The premises is self-contained over ground floor and basement levels with an overall Net Internal Area of c.137.7 sq.m. (1,483 sq.ft.). This unique building has c.22m frontage and extensive window displays onto both St. Stephen's Green and Dawson Street

This unit has had only 3 occupiers in the last 30 years, Elverys, Aer Lingus and Shortts Newsagents. This is an opportunity to put your brand on one of the highest profile corner buildings in the South City Centre. The entire upper floor elevations will be refurbished in early 2019 which will further enhance the attractiveness of this property.

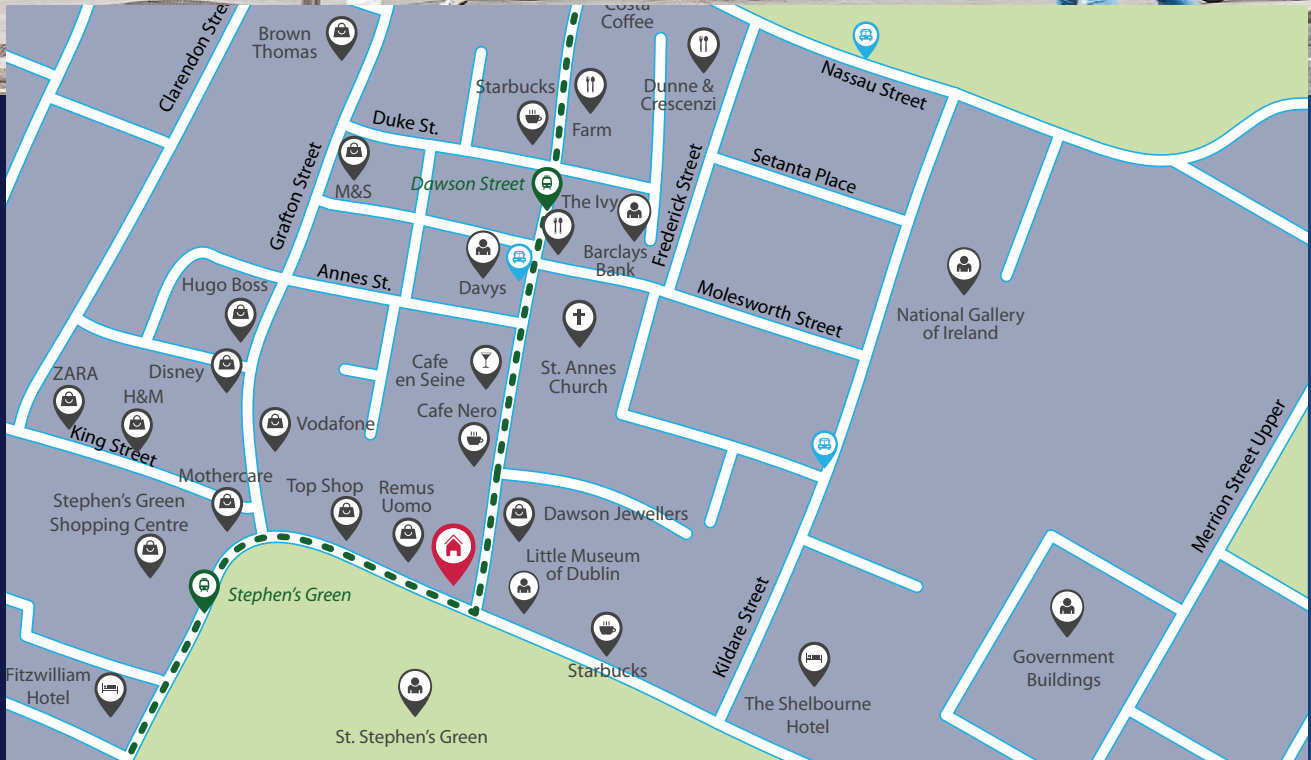


## Accommodation:

Approximate Net Internal Floor Area:

	Sq.m.	Sq.ft.
Ground Floor	69.7	751
Lower Ground Floor (Basement)	68	732
<b>Total</b>	<b>137.7</b>	<b>1,483</b>





**BER:**

Exempt (protected structure).

**Lease:**

New long lease available.

**Rent:**

On Application.

**Viewing:**

By appointment only with sole agents Finnegan Menton  
Contact Nicholas Corson or David Rowe on 01 614 7900



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