



TURLEY
PROPERTY ADVISORS

COMMERCIAL / DUBLIN 2

24 / 24A WICKLOW STREET

LEASE ASSIGNMENT

Fully fitted premises in Dublin's city centre.

APPROX. TOTAL FLOOR AREA
116 sq m / 1,249 sq ft

PASSING RENT
€80,000 per annum



AN ESTABLISHED CITY-CENTRE PREMISES

THE PROPERTY

24 / 24A Wicklow Street comprises well-presented commercial accommodation arranged across basement, ground and first floor return levels. The premises are fully fitted for beauty and treatment services but would be suited for any form of retail use.

THE LOCATION

Wicklow Street is one of the foremost retail streets in Dublin, adjoining Grafton Street, South William Street, Drury Street and St Stephen's Green. The surrounding streets accommodate a broad mix of boutiques, cafes, retail units and restaurants.

PROPERTY HIGHLIGHTS

PROMINENT
STREET FRONTAGE

THREE LEVELS
OF ACCOMMODATION

EXISTING
BEAUTY FIT-OUT

CENTRAL
DUBLIN 2 LOCATION



GROUND FLOOR



FIRST FLOOR



INTERNAL STAIRWAY

ACCOMMODATION & LEASE TERMS

FLOOR AREA SCHEDULE

LEVEL	USE	SQ M	SQ FT
First floor	Treatment / landing	10.68	115
Ground floor	Salon / staff room	60.69	652
Basement	Treatment / ancillary	44.81	482
OVERALL TOTAL		c. 116	1,249

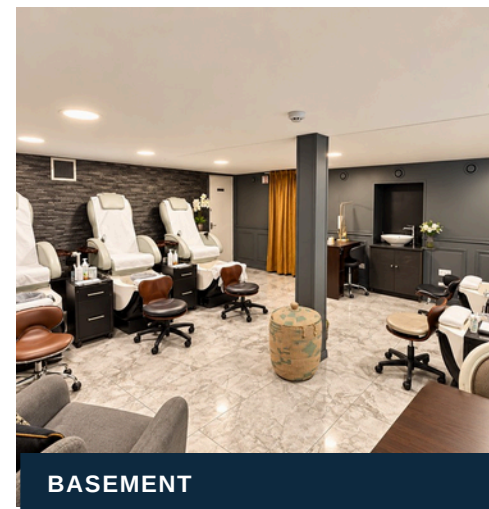
Approximate floor areas measurements subject to verification.

LEASE TERMS

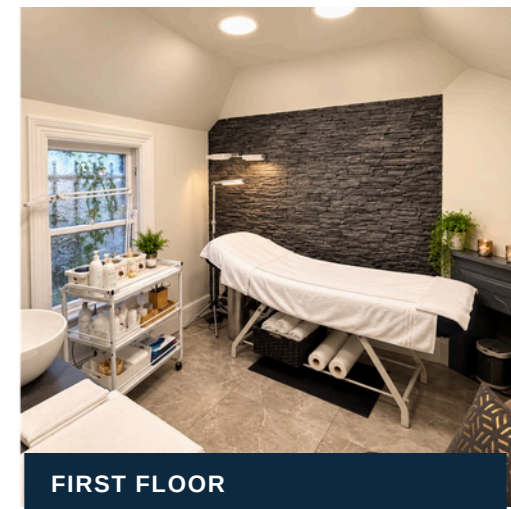
OFFERING	Assignment of existing occupational lease
PASSING RENT	€80,000 per annum
LEASE TERM	18 years from June 2012
INDICATIVE EXPIRY	June 2030
NEXT RENT REVIEW	14 June 2027



GROUND FLOOR



BASEMENT



FIRST FLOOR

FURTHER INFORMATION & VIEWINGS

PROPERTY INFORMATION

BER	Exempt
ASSIGNMENT	Subject to the landlord's written consent
RATES / SERVICE CHARGE	Details available on request
ASSIGNMENT TERMS	Further information on application
VIEWINGS	Strictly by appointment



LEASE ASSIGNMENT

The property is offered by way of an assignment of the existing lease. An assignment will be subject to the landlord's consent and completion of the appropriate legal documentation.

FURTHER INFORMATION

Please Contact
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TURLEY PROPERTY ADVISORS
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 Ireland.

TURLEY
 PROPERTY ADVISORS

PSRA Licence No. 002187

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