

To Let

**Unit 118 - 119, Stephen's Green Shopping Centre,
Saint Stephen's Green, Dublin 2, D02 HK09**
3,498 sq ft

- Retail unit spread over first & second floor with access at both levels.
- Excellent short-term opportunity
- Stephens Green Shopping Centre is located in the heart of Dublin City Centre's most prestigious shopping and cultural area.



Location

Stephens Green Shopping Centre is located in the heart of Dublin City Centre’s most prestigious shopping and cultural area. Situated adjacent to Grafton Street which is Ireland’s premier retail high street, attracting a footfall of more than 25 million each year. Stephen’s Green Shopping Centre offers a wide variety of top retailers, food & beverage and other service use facilities. The centre has an average footfall of approx. 185,000 per week.

Description

Retail unit spread over first & second floor with access at both levels. The unit was previously in use as a salon and is fitted with tiled flooring, plastered ceilings & walls, air-conditioning and lighting.

Viewings

By appointment only.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	2,598	241.36	Available
2nd	900	83.61	Available
Total	3,498	324.97	

BER

This property has been graded as F (800424186).

Rent

Rent on application

Business Rates

Upon enquiry

Service Charge

Upon enquiry



Contacts

Robert Manning
+353 1 673 1117
Robert.Manning@jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.