

TO LET

Retail Premises

Excellent opportunity to lease retail premises within a mixed-use development in The Liberties, one of Dublin's most vibrant and fastest-growing city neighbourhoods.

18 NEWMARKET SQUARE, THE LIBERTIES, DUBLIN 8

Open-plan retail unit extending to 436 sq. m.

Suitable for many retail uses.





LOCATION

18 Newmarket Square is situated in the heart of one of Dublin's most vibrant and rapidly evolving urban districts. Located within The Liberties, Dublin 8, the area has undergone significant regeneration in recent years, transforming into a thriving mixed-use neighbourhood that blends residential, commercial, hospitality and leisure use.

The development comprises 134 high-quality apartments, offering a mix of one, two and three-bedroom units. Residents benefit from an extensive range of on-site amenities, including cinema, living room, gym, landscaped courtyard, co-working lounge and three rooftop garden terraces, creating a vibrant and active community within the scheme.

Ideally positioned in the heart of Dublin 8, 18 Newmarket Square is within a 10-minute walk of Dublin City Centre and enjoys convenient access to many of the capital's principal employment hubs, including St. Stephen's Green, Grand Canal Dock, the IFSC and the North Docklands, home to many of Ireland's leading multinational and technology companies.

The property is exceptionally well connected by public transport. Numerous Dublin Bus routes, including the 27, 56A, 74, 77A, 150 and 151, operate from stops located within a short walking distance of the development. Both the Red and Green Luas lines are also easily accessible, providing excellent connectivity across Dublin City and its surrounding suburbs.

Adjoining and nearby occupiers include Teelings Whiskey Experience, Tesco, Premier Inn, Aloft by Marriott, Hyatt Centric and The Fumbally.





DESCRIPTION

Located on the corner of Newmarket and Ardee Street, the premises benefits from extensive frontage of c from extensive frontage 40m (130 feet).

The unit is being handed over in a shell and core condition and is capable of being subdivided, subject to the required planning permission. All mains services are available including water, waste and electricity. There is no gas in the unit.

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ACCOMMODATION

Floor	Sq. M	Sq. Ft
Ground	436	4,693
Total	**436**	**4,693**

LEASE

A new long lease will be granted.

RENT

On application

RATES

The occupier will be liable for the commercial rates. As the unit is recently developed it has not been rated as of yet.

BER

BER D

BER Number: 801186701

CONTACT

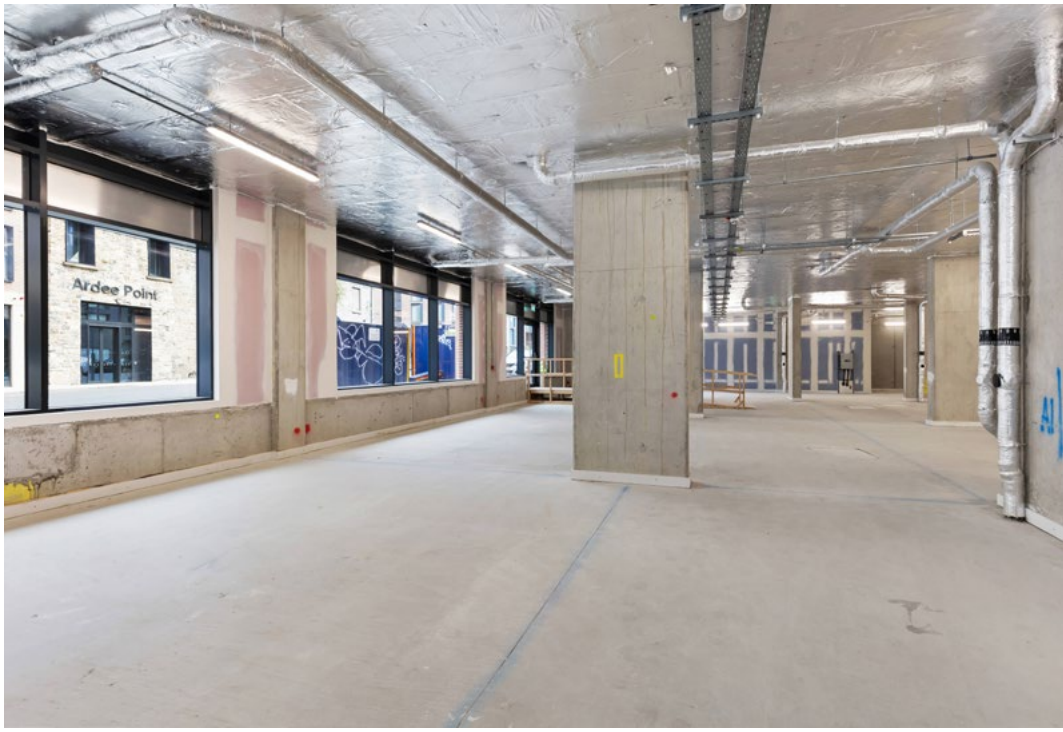
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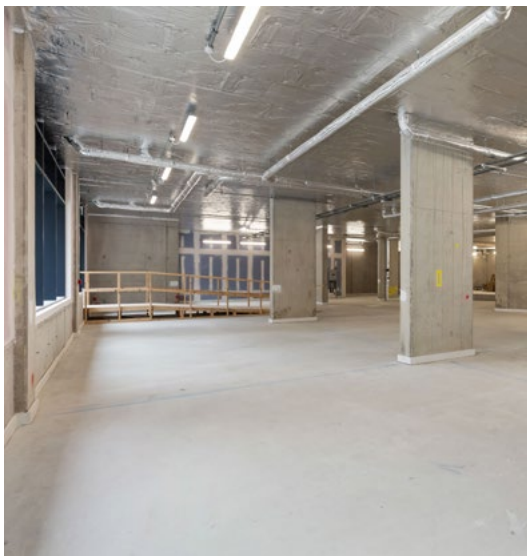
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