

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

LOCK UP RETAIL UNIT, WITH ESTABLISHED
DELICATESSAN USER LOCATED ON ONE OF
DUBLIN'S MOST VIBRANT F&B STREETS

25 LOWER CAMDEN STREET, DUBLIN 2.
(Formerly t/a LISTONS)



■ INDUSTRIAL ■ OFFICE ■ RETAIL ■ INVESTMENT
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

TO LET

www.agar.ie

AGAR
Suite 12 The Mall,
Beacon Court, Sandyford,
Dublin 18

Tel: +353 1 213 7777
Email: info@agar.ie

- Located on the eastern side and busiest trading location on Lower Camden Street, in the heart of Dublin City, with adjoining occupiers including Tesco Express, Allcare Pharmacy, Mama Yo restaurant, together with Devitts, and Flannerys Pubs. KPMG's new HQ offices will be located approx. 250 metres away.
- Retail area approx. 53 Sq. M./570 Sq. Ft., benefitting from high levels of pedestrian footfall.
- Immediate vacant possession.

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Location:

- The property comprises a former delicatessen/gourmet food store, set out at ground floor level, with WC at rear. The property is in good condition, and ready to receive a tenant's fit out.

Accommodation:

- Lock up retail unit approx. 53 Sq. M. (approx. 570 Sq. Ft.)

Terms:

- Available under the terms of a new 10 year lease with an open market rent review at the end of Year 5. Proposed tenant liable for the payment of rates and landlord's insurance.

Rates:

- For 2023 €4,075

BER:

- C1 – BER no. 800250896

VAT:

- We are advised that VAT will not be applicable to the proposed lease.

Rent:

- €40,000 per annum exclusive, subject to lease and proposed covenants.

Contact: Viewing by prior appointment only.

Ben Pearson – 01 2137777 – bpearson@agar.

VIEWING STRICTLY BY APPOINTMENT



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