

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

EXTENSIVELY FITTED HAIR AND BEAUTY SALON

GROUND FLOOR & BASEMENT 66/67 AUNGIER STREET, DUBLIN 2.



- 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

- Fitted Ground Floor & Basement of in total c 132.88 Sq. M. [c 1,430 Sq. Ft.] benefitting from high levels of passing footfall.
- Adjoining occupiers include The Run Hub, High Rollers Skate Board Store, The Bald Barista, Darwins, Dublin Business School, Lidl etc.
- Immediate vacant possession.

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Location:

- The property is located on the west side of Aungier Street, 200 metres from St. Stephens Green in Dublin's premier retail district.
- The property comprises a former hair & beauty salon, set out over ground and basement levels. The ground floor is set out with reception area, styling stations and basins, with the basement offering 5 treatment rooms, kitchenette and office. There is air-conditioning at both ground and basement levels.

Accommodation:

	Sq. M.	Sq. Ft.
■ Ground Floor	c 94.28	c 1,015 wc's
■ Basement	<u>c 38.60</u>	<u>c 415</u>
■ Total	<u>c 132.88</u>	<u>c 1,430</u>

Rates: €8,600 per annum

BER: On Application

Rent: On Application

VAT: Tenant liable for any VAT charges arising.

NB: NO FOOD / RESTAURANT USERS WILL BE PERMITTED

Contact: Viewing by prior appointment only.
Ben Pearson – 01 2137777 – bpearson@agar.

VIEWING STRICTLY BY APPOINTMENT



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