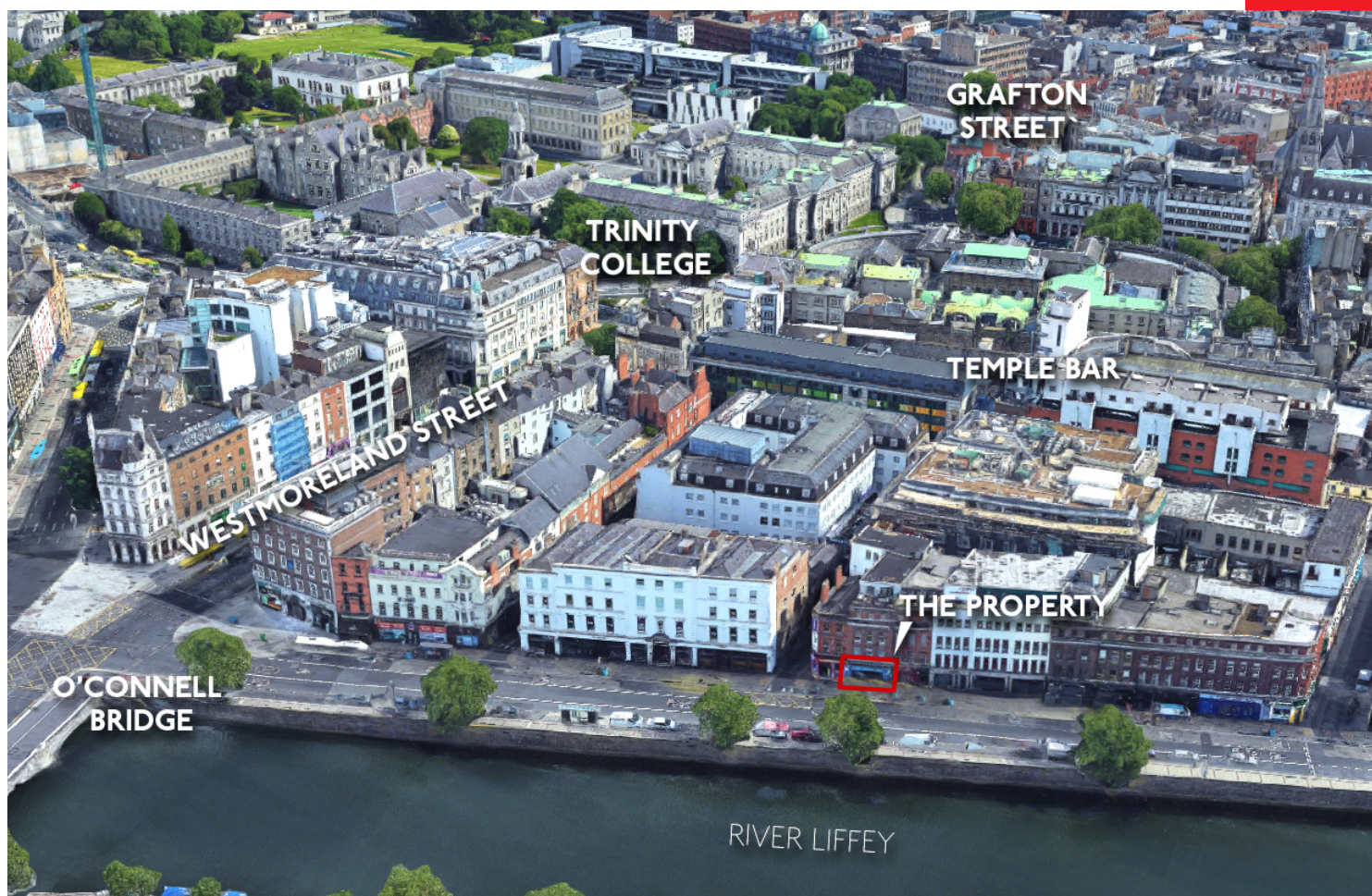


UNIT 2 & REAR OF UNIT 3  
ASTON QUAY, DUBLIN 2



01-638 2700

- To Let - by way of assignment /subletting
- Centrally located on Aston Quay in the heart of Dublin's city centre
- Good frontage overlooking the River Liffey
- Ground floor unit of approx. 95.95 sqm / 1,032.76 sqft
- Total approximately 161 sqm / 1,701 sqft
- Neighbouring occupiers include Super Valu, Dublin Barber, The Hungry Mexican and Forbidden Planet



**LOCATION**

The property is located on the southern side of Aston Quay close to its junction with Bedford Row overlooking the River Liffey in the heart of Dublin's city centre. Bedford Row links Aston Quay with Temple Bar, Dublin's cultural quarter. The property is centrally located approximately 850 metres south of O'Connell Street and 700 metres north of Grafton Street: Dublin's premier shopping streets.

The immediate area is well served by public transport with numerous Dublin Bus routes available on Aston Quay and Luas and Dart services within walking distance. Dart Services are available at nearby Tara Street and Connolly stations whilst Luas stops are located on Westmoreland Street (Green Line) Abbey Street (Red Line).

Adjoining occupiers include Riot Bar, O'Malley's Bar and Daybreak. Neighbouring retail occupiers on Aston Quay include Super Valu, Dublin Barber, The Hungry Mexican and Forbidden Planet. Numerous bars, restaurants and hotels are also located in the vicinity in Temple Bar.

**THE PROPERTY**

McKenna Electrical previously traded from the property which comprises two interconnecting units. Unit 2 is configured as an open plan retail with office to rear and rear of Unit 3 accommodates further retail/storage area and kitchen facilities/WC. There is also a small rear yard. The basement is broadly rectangular in shape and is located beneath Unit 2.

**ACCOMMODATION**

We understand the property comprises the approximate net internal floor areas:

Description	Sqm	Sqft
Ground	95.95	1032.76
Basement	65.37	684.25
Total	161.32	1717.01

All interested parties are specifically advised to verify the floor areas.

**DUBLIN**

St. Stephen's Green House,  
Earlsfort Terrace,  
Dublin 2, D02 PH42  
Tel: +353 1 638 2700  
Email: dublin@lisney.com

**BELFAST**

Montgomery House,  
29-33 Montgomery Street,  
Belfast, BT1 4NX  
Tel: +44 2890 501 501  
Email: belfast@lisney.com

**CORK**

I South Mall,  
Cork,  
T12 CCN3  
Tel: +353 21 427 5079  
Email: cork@lisney.com

**TENURE**

The property is held on a 10 year lease from 13th October 2015 subject to five yearly reviews, upwards or downwards to market rent. The next rent review is due 13th October 2020. A copy of the lease is available upon request.

**RENT**

The current passing rent is €33,500 per annum exclusive.

**COMMERCIAL RATES**

2020 approximate liability: €7,629.00.

**VAT**

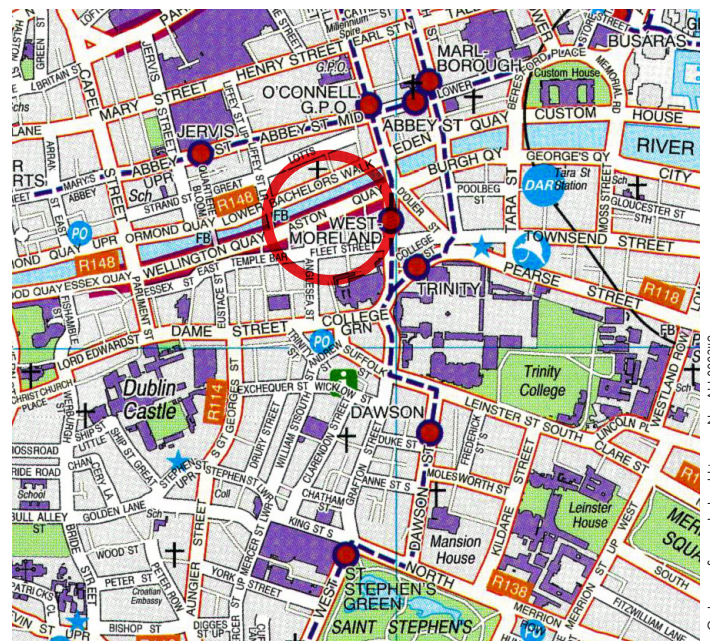
We understand VAT is not applicable on the rent.

**BER**

BER: D2  
BER No: 800342404  
EPI: 499.56 kWh/m<sup>2</sup>/yr

**FURTHER INFORMATION/VIEWING:**

Strictly by appointment with the sole letting agent Lisney.  
Jennifer Prunty: 01 638 2700 jprunty@lisney.com



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

