

TO LET BY ASSIGNMENT / SUBLETTING

**GROUND FLOOR SHOP & BASEMENT
2 DAWSON STREET, DUBLIN 2**



01-638 2700

- High profile ground floor shop with excellent basement accommodation suitable for a variety of retail uses.
- A previous planning grant provided for use class 2 banking use. The property may suit a variety of alternative office uses including financial, banking, insurance, travel or estate agency (S.P.P).
- Large open plan ground floor with staircase/lift to basement currently laid out as offices and staff facilities.
- Ground floor approx. 162 sqm/ basement approx. 127 sqm.
- Excellent passing pedestrian, vehicular and Luas traffic.
- Nearby occupiers include Costa Coffee, Hodges Figgis, The Ivy and Boots.





LOCATION

The property is located on the northern end of Dawson Street close to the busy junction with Nassau Street. Dawson Street is a mixed-use street with large office occupiers including Davys, Nuritas and Barclays sitting alongside a host of well-known retail and F&B brands attracted to the street due to its proximity to Grafton Street and St Stephen's Green. Well-known brands on the street include Boots Pharmacy, Specsavers, The Ivy, Hodes Figgis, Tower Records and Trailfinders.

The immediate area is well serviced by public transport with the DART at nearby Pearse Street, numerous bus routes serving Nassau Street, Dawson Street and St Stephen's Green and the Luas green line passing the premises with stops on Dawson Street close to the property.



PROPERTY

The property has been extensively fitted out with a large, regularly shaped open plan ground floor retail space. A lift and staircase provide access to excellent basement accommodation laid out with staff kitchen, glass partitioned meeting rooms and wc facilities. A planning grant (ref PL 29S.242141) previously provided for a change of use from retail to class 2 banking use. Alternative uses such as banking, insurance, estate agency and office may be permitted subject to a revised planning grant.

LEASE

The property is held under a long lease agreement.

ACCOMMODATION

The floor areas of the property are approximately as follows:

Description	Sqm	Sqft
Ground floor retail	162	1,741
Basement	127	1,368
Total	289	3,109

All intending parties must undertake their own due diligence and satisfy themselves in relation to floor areas.





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RENT

On application

RATES

The annual rates liability for 2021 is approx. €21,172.

FOR FURTHER INFORMATION / VIEWING

Please go to www.Lisney.com where a walk-through video is available.

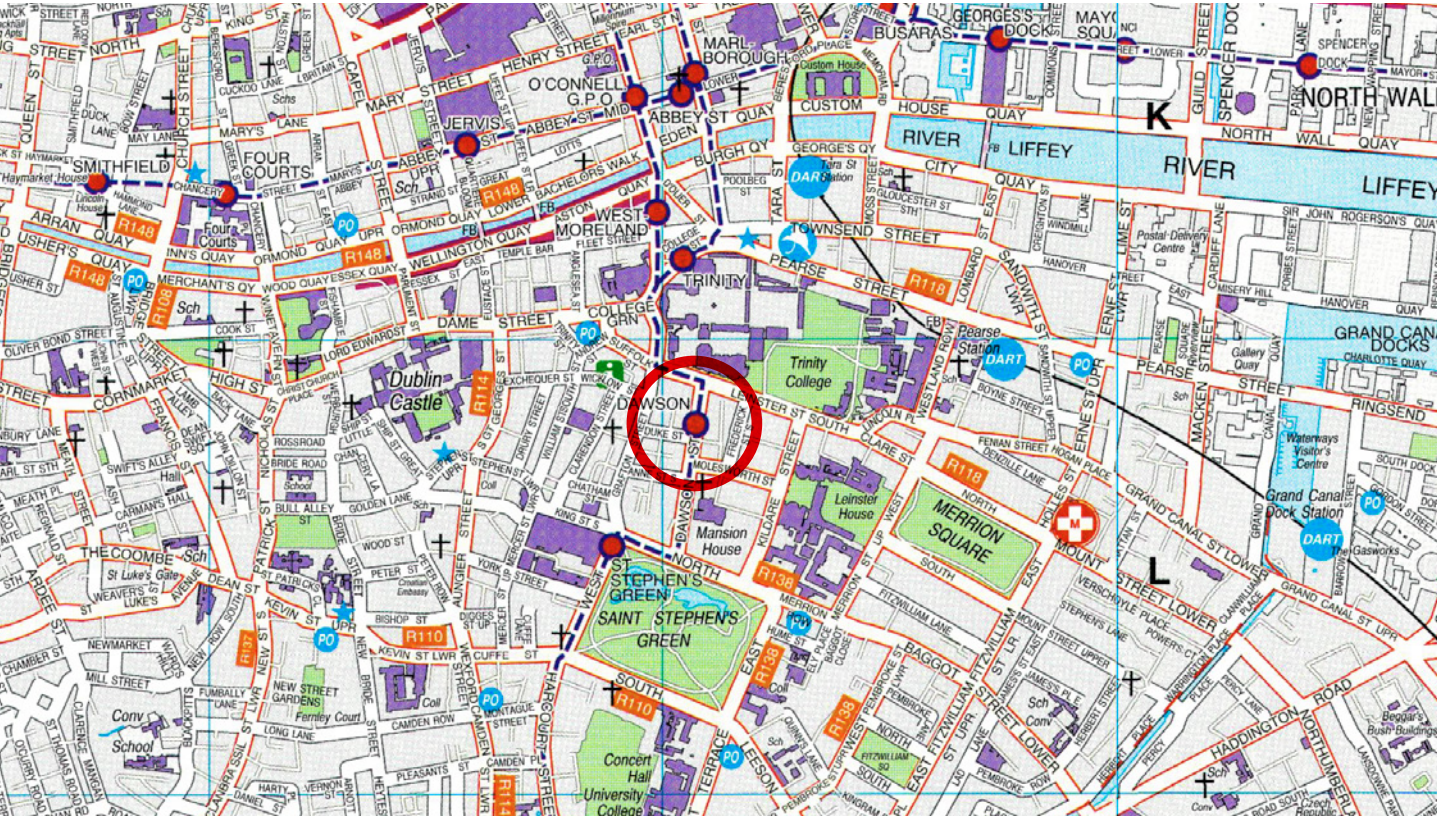
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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the 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.

