

TO LET

HWBC 

17 North Earl Street, Dublin 1



HIGHLIGHTS

- High profile location on North Earl Street.
- Close to O'Connell Street and Clerys Quarter.
- Established planning permission for discount retail.
- Overall floor area of 258 sq. m. with a ground floor area of 97.64 sq. m.
- Adjacent / neighbouring occupiers include Sports Direct, Dunnes Stores, Pret a Manger, Guineys and Starbucks.
- Suitable for other users including restaurant, medical use (spp).

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LOCATION

The property occupies a high-profile location less than 100 meters from O'Connell Street. It is situated on the northern side of North Earl Street, close to its junction with Marlborough Street. North Earl Street is a pedestrianized shopping street and extends from O'Connell Street eastwards to Talbot Street. It forms the eastern boundary of the prime shopping area on the north side of the city centre, which centres on Henry Street.

Significant retail occupiers in the immediate vicinity include Sports Direct, Dunnes Stores, Pret a Manger, Guineys and Starbucks.

DESCRIPTION

The Property comprises a four storey over basement mid-terrace building, which extends to a total net internal area of approximately 257.53 sq.m (2,772 sq.ft). The ground floor is in retail use and the upper floors, which are accessed from within the shop, are in office and storage use.

The ground floor retail is currently fitted out with plastered and painted walls, tiled floors and suspended ceilings. Staff toilets are located to the rear of the ground floor. It is suitable for a wide variety of retail / food uses.

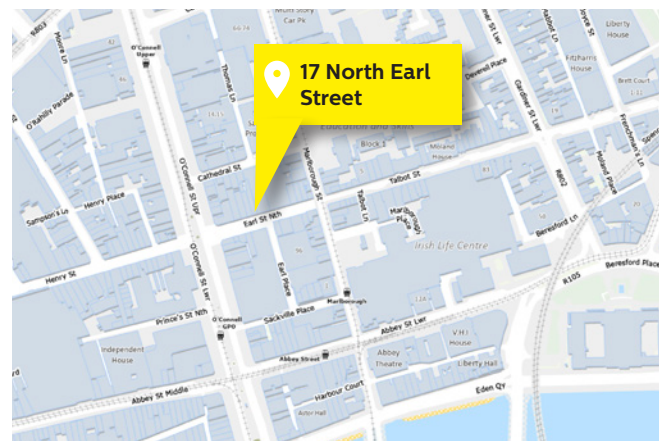
ACCOMMODATION

We understand the net internal area of the unit is as follows:

Floor	Description	Area Sq.M
Ground	Retail	97.6
Basement		28.8
First	Stores/Office	48.5
Second	Stores	47.0
Third	Stores	35.6
Total	Net Internal Floor Area	257.5

All intending purchasers/tenants are specifically advised to verify the floor/site areas and undertake their own due diligence.

LOCATION MAP



LEASE TERMS

Available on a new lease

QUOTING RENT

€80,000 per annum exclusive

LOCAL AUTHORITY RATES

Responsibility of the tenant

INSURANCE

€2,350 for 2024

FOR FURTHER INFORMATION



Gavin Brennan
HWBC Associate Director

T +353 87 2197480
E gbrennanl@hwbc.ie

VIEWING

Strictly by appointment with the sole agent
HWBC Chartered Surveyors.

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HWBC
80 Harcourt Street, Dublin 2
D02 F449, Ireland

T 353 1 77 50 500
E info@hwbc.ie
W hwbc.ie