

To Let

Retail Unit

4 Crampton Quay, Dublin 2



 **hwbc**

- ❖ Ground floor retail area extending to 59.5 sq.m.
- ❖ Busy City Centre location with high volumes of pedestrian traffic
- ❖ Neighbouring occupiers include Elephant & Castle restaurant, Gallaghers Boxy House Restaurant and Eden Recruitment
- ❖ Suitable for a variety of retail uses (subject to planning permission).

Location

The property is situated on Crampton Quay midway between the junction of Bedford Row and Asdills Row. The unit is located close to the Ha'penny Bridge which carries high volumes of pedestrian traffic from Grafton Street to Henry Street/O'Connell Street. It is also located in Temple Bar which boasts large volumes of tourists visiting Dublin City Centre.

Description

The property comprises an open plan ground floor retail unit with basement stockroom accommodation. The basement is accessed via two internal staircases, one to the front and one to the rear. The property also benefits from rear access which is provided by a rear courtyard via Asdills Row.

Lease

The unit will be made available under a new 25 year lease incorporating five yearly upwards only rent reviews.

Services

All mains services are connected.

Rates

The Rates for 2008 are €4,713.26.

Rent

On application to the sole letting agents.

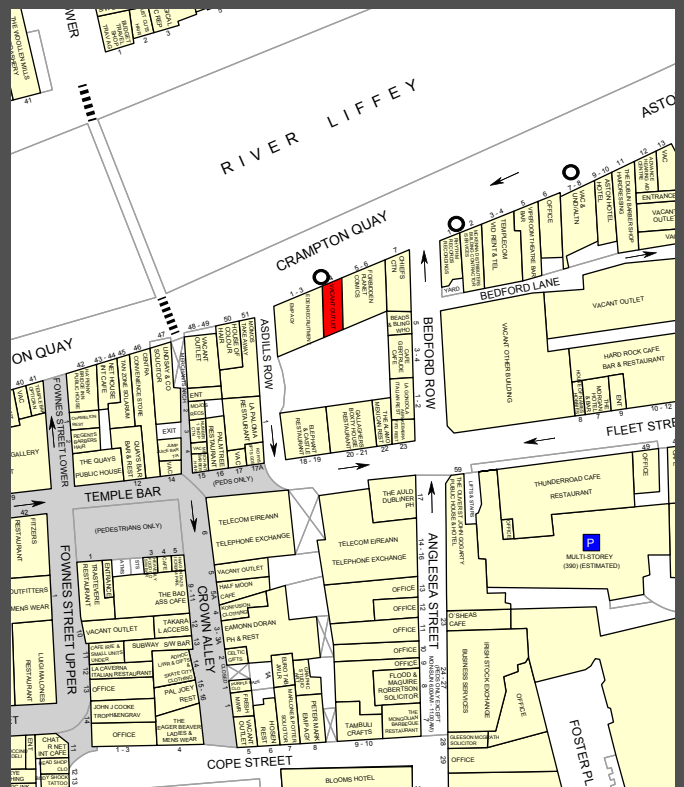
Viewing

Strictly by appointment with sole agents.

Accommodation

Floor	Description	Sq.m
Ground	Retail	59.55
Basement	Stockroom	55.00
Total	Net Internal Floor Area	114.55

Goal Plan Crampton Quay



(for illustration purposes only)



For further details please contact:

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