



## 19 PARLIAMENT STREET DUBLIN 2

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Ground floor and basement retail unit  
High profile trading location  
c. 94.5 m<sup>2</sup>  
Within Temple Bar cultural area  
Suitable for a variety of users

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# TO LET

**01 662 3113**  
[www.quinnagnew.ie](http://www.quinnagnew.ie)



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## LOCATION

The subject property is located on the east side of Parliament Street within the general Temple Bar area of the City Centre.

There is a variety of users in the area and Parliament Street enjoys a high volume of pedestrian traffic from Dame Street, Essex Street and Wellington Quay.

Temple Bar has a unique atmosphere and diverse mix of retailers/ restaurants and attracts high footfall.

## DESCRIPTION

The property comprises a self-contained ground floor and basement retail unit.

The property has a timber shop front with a large glazed display window.

The ground floor contains of a full height retail area with air-conditioning, wood flooring and excellent natural lighting.

The basement is currently partitioned to allow for changing rooms, although these could be easily removed if required.

Bathrooms are provided at this level.



## ACCOMMODATION

The approximate net internal areas provided are as follows:

	m <sup>2</sup>
<b>Ground Floor</b>	
<b>Retail Shop:</b>	42.9
<b>Return Area:</b>	4.6
<b>Basement</b>	
<b>Stores:</b>	47.0
<b>Total:</b>	94.5

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

## RENT

On application.

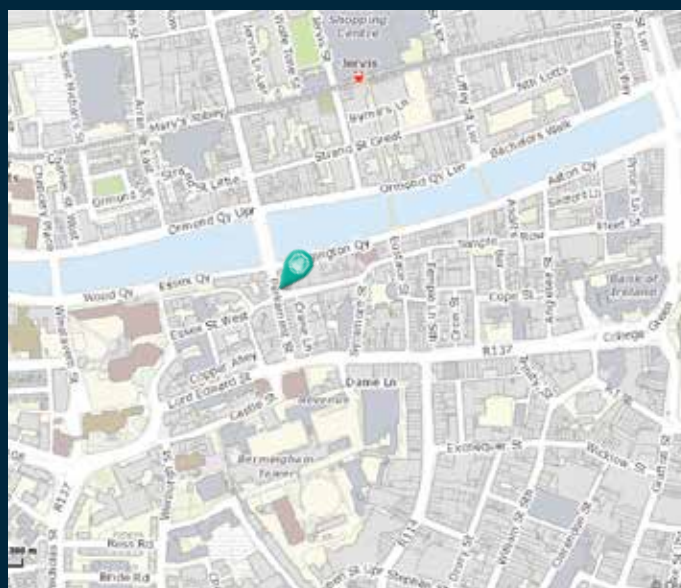
## RATES

Rateable valuation €33,100 equating to rates cost of c. €8,500

## BER RATING

BER EXEMPT

## LOCATION MAP



**QUINN  
AGNEW**

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