



## 140 PHIBSBOROUGH ROAD PHIBSBOROUGH DUBLIN 7

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High profile business unit  
Established city centre location  
Suitable for a variety of uses (SPP)  
c. 143 m<sup>2</sup>

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# TO LET

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



## LOCATION

Located in the heart of Phibsborough, the property enjoys a prominent position in the village centre immediately opposite Phibsborough Shopping Centre, approximately 3 km from the City Centre.

Phibsborough is an established shopping precinct, adjacent to all essential amenities and benefits from large volumes of vehicular and pedestrian traffic.

Notable occupiers in the immediate vicinity include Tesco, McDonalds and Camille.

## DESCRIPTION

The subject property comprises a modern, self-contained, ground floor lock-up business unit.

The property benefits from a feature glazed shop front and prominent fascia display affording excellent signage opportunities to perspective occupiers.

The property is currently laid out as a sandwich bar incorporating a designated serving/seating area to the front with complimentary preparation and stores area to the rear.

Three toilets are currently provided.

Deliveries are facilitated to the rear by way of an automated roller shutter door.

## ACCOMMODATION

The approximate new internal area are as follows:

Ground floor	m <sup>2</sup>
Retail:	82.8
Kitchen / Stores:	47.0
Ancillary Stores:	13.4
Total:	143.2 (1,541 ft <sup>2</sup> )

3 w.c., 3 w.h.b.

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

## LEASE TERMS

The property is available by way of a new modern lease.

## COMMERCIAL RATES

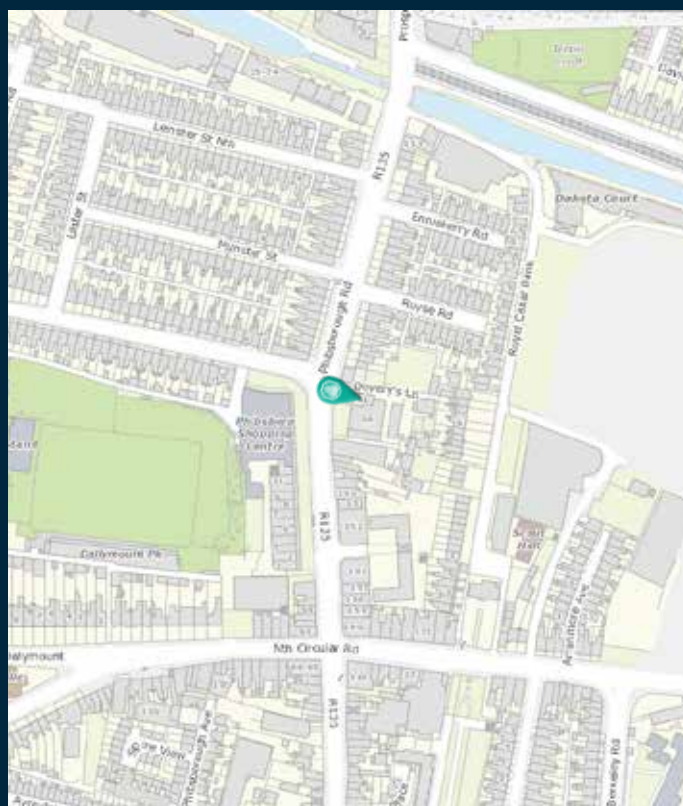
2017 - €3,243.06

## BER RATING

**BER C1**

BER No. 800548836

EPI: 480.9 kWh/m<sup>2</sup>/yr I.03



**QUINN  
AGNEW**

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