



## **THE QUILL I ARRAN QUAY DUBLIN 7**

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High profile retail unit  
Former public house  
Coffee shop potential  
Available immediately  
c.72.5 m<sup>2</sup> (780 sq.ft.)  
Suit a variety of retail users (S.P.P.)

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# **TO LET**

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



## LOCATION

The premises is located on Arran Quay, one of the main access routes into the city for commuters coming along the quays, with a Dublin Bus QBC passing the front of the building.

Located at the junction of Arran Quay and Church Street linking the location to Christchurch, giving it excellent profile.

Located close to the front portico of the Four Courts the property enjoys high levels of footfall during business hours from those using the courts.

## DESCRIPTION

The unit comprises the landmark Quill pub on Arran Quay. The unit consists of the entire ground floor and a basement storage area of a three storey corner building, currently laid out as a licenced premises with excellent period features throughout.

The property is an end-of-terrace unit and would suit a number of different retail uses.

Internally the property contains a fitted counter and a mixture of tiled and wooden flooring with a generous seating area.



## ACCOMMODATION

The approximate net internal area is as follows:

	m <sup>2</sup>
Ground Floor:	72.5
(Low Height Basement):	(59.6)
Total:	<u>72.5</u>

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

## SERVICES

All mains services are available to the unit. Gas fired central heating. Intruder and fire alarmed.

## BER RATING

Exempt.

## LOCATION MAP



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