

# TO LET

## 3 Capel Street Dublin 1



**Retail unit 110 .8 sq.m. and basement 20.66 sq.m.  
Suitable for a variety of retail uses**



### **Owens Commercial**

18 Fitzwilliam Square, Dublin 2.

Tel: (01) **661 2383** | Fax: (01) 662 4906

info@owenscommercial.ie | [www.owenscommercial.ie](http://www.owenscommercial.ie)



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## Location

The property occupies a prominent trading position on Capel Street between Great Strand Street and Lower Ormond Quay. The property is close to the Luas red line and several bus routes and has easy access to the Henry Street /Mary Street shopping District.

## Description

The property comprises a rectangular shaped ground retail unit of 110.8 sq.m. incorporating a tea station area and w.c. In the basement there is a storage area of 20.66 sq.m. There is no rear access. The shop has suspended acoustic tiled ceiling with air conditioning and a plate glass display with electric roller shutter grill. The property is suitable for a variety of retail uses.

## Accommodation

Ground Floor	Sq.m.
Shop	110.8
Basement	
Storage	20.66

## Rates

The current rates payable are €6784 p.a.

## Service Charge

The current service charge payable is €2548 p.a.

## Title

The property is available to let on a new 3 year lease. The tenant is responsible for rates and insurance and service charge.

## Rent

€25,000 p.a.

## Contact

Philip Owens

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