

# TO LET

## 81 Aungier Street

Dublin 2



Ground floor and basement city centre coffee shop/Deli



**Owens Commercial**

18 Fitzwilliam Square, Dublin 2.

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PSRA 001147



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## Location

The property occupies a prominent city centre trading position on Aungier Street close to its junction with South Great Georges Street and Lower Stephen Street. Adjoining occupiers include Darwin's, Lidl, Scape New Student accommodation, Dunnes Stores and Premier Inns Hotel. Aungier Street is a busy urban thoroughfare which enjoys excellent city centre footfall.

## Description

The property comprises a ground floor fully fitted and equipped coffee shop /deli of 23.22 square metres. In the basement there is storage facilities of 16.53 square metres together with a w.c. The shop has an attractive timber and plate glass display window. The shop is also suitable for a variety of retail uses.

## Accommodation

Ground Floor	Sq.M.
Shop	23.22
Basement Storage	16.53
W.C.	

## Services

Mains water and drainage and three phase electricity is available.

## Title

The property is available on a new 4-year 9-month lease. The tenant is responsible for rates and insurance.

## Rates

The current rates payable are €3,900 p.a.

## Rent

€25,000 p.a.

## Contact

Philip Owens

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