



NB. For identification purposes only



TO LET

67 Camden Street Lower, Saint Kevin's, Dublin 2

QRE REAL ESTATE
ADVISERS

EXECUTIVE SUMMARY

Located on Camden Street in Dublin's vibrant city centre

High levels of passing footfall

Suitable for a variety of uses, subject to planning permission

Extends to a total area of approximately 100 sq.m. (1,076 sq.ft.) over two levels

LOCATION

No.67 occupies an excellent high profile main street location which is strategically positioned within the heart of Dublin's Central Business District on Camden Street Lower.

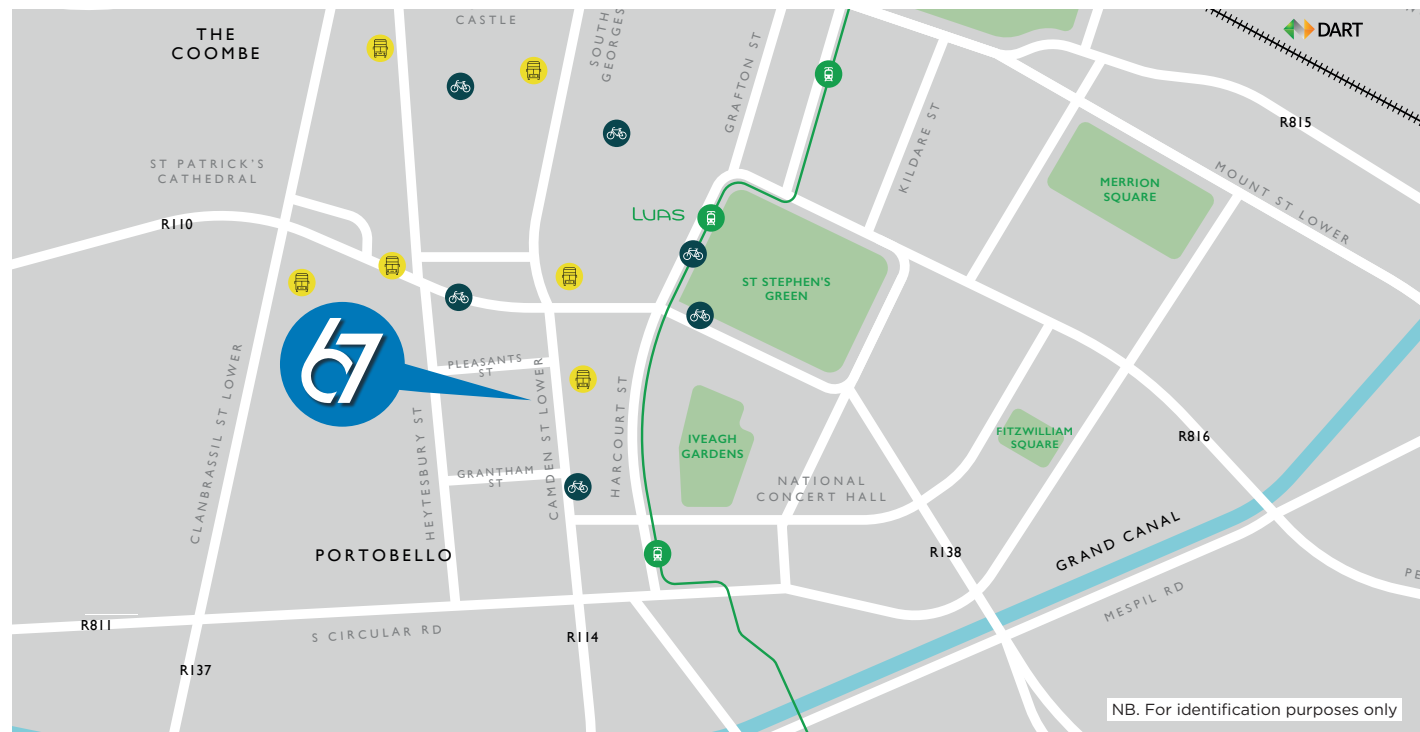
Camden Street and the surrounding area is a highly accessible commercial and residential location surrounded by excellent transport links, including the Luas on Harcourt Street and Dublin Bus on Camden Street. There is a high level of passing footfall 7 days a week.

PLANNING

The subject property is zoned "Z4" within the Dublin City Centre Development plan 2022-2028. The Zoning Objective of Open Space is to provide for and improve mixed services facilities.

PERMITTED IN PRINCIPLE:

- CAFÉ
- MEDICAL
- RETAIL
- DELICATESSEN
- EDUCATION
- SHOP



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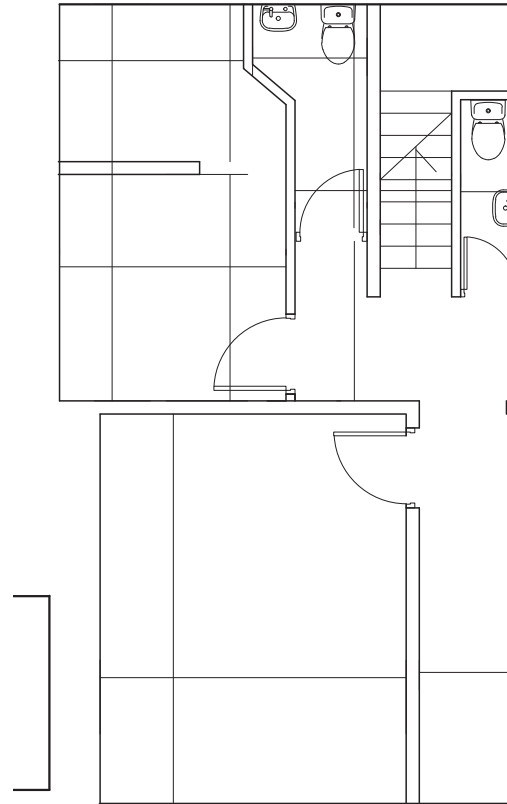
DESCRIPTION

The property briefly comprises a mid-terraced retail unit extending to approx. 100 sq.m. (1,076 sq.ft.) over ground and basement levels. The property benefits from floor to ceiling window glazing and prominent shop facade for signage. No.67 also has the use of a self-contained rear garden.

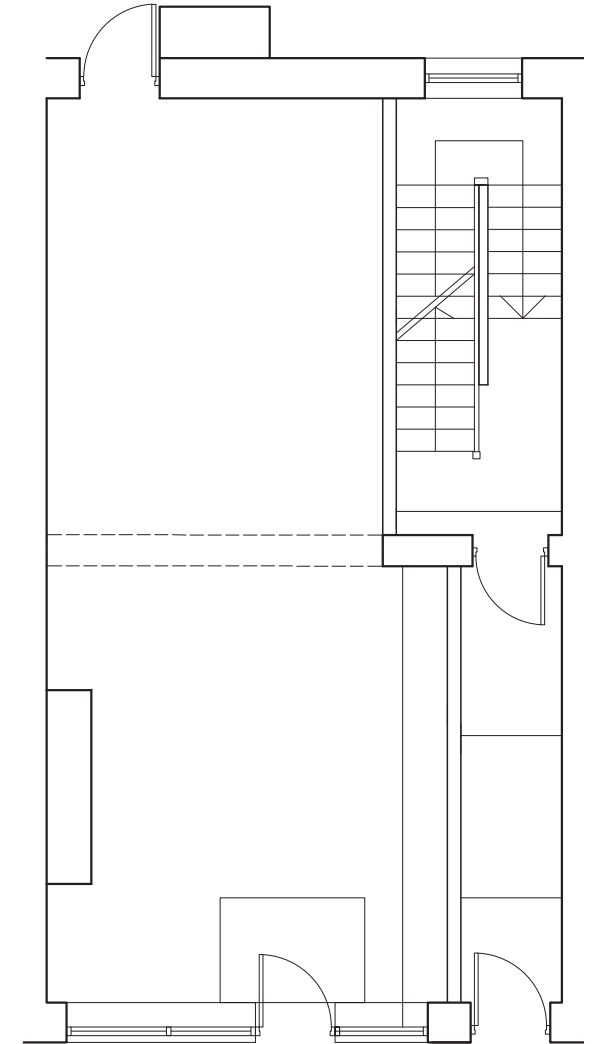
Internally the unit is configured to provide for a ground floor retail unit with plumbed kitchen and toilets at basement level.



FLOOR PLANS



Basement



Ground Floor



QUOTING RENT

€45,000 per annum.

LOCAL AUTHORITY RATES

€6,095 per annum.

VAT

Please refer to agent.

BER



VIEWING

All viewings are strictly by appointment through the sole letting agent QRE Real Estate Advisers.

AGENTS DETAILS

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