

Lisney

39 MARY STREET
DUBLIN 1

- Excellent opportunity on one of Dublin's busiest streets.
- Two storey over basement building providing a ground floor retail area extending to 202 sqm and a first floor retail area extending to 216 sqm.
- Located directly opposite Jarvis Street Shopping Centre and adjacent to the Ilac Shopping Centre.
- Enjoys the benefit of high volumes of footfall.
- New lease – No premium.
- Neighbouring occupiers include Forever 21, Penneys, New Look, Next, H&M, Zara, Marks & Spencers, Dunnes Stores and Debenhams.

01-638 2700



www.lisney.com



TO LET

LOCATION

The property occupies an excellent position on the north side of Mary Street close to it's junction with Liffey Street Upper. Nearby occupiers include H&M, Zara, Forever 21, Debenhams, Marks & Spencers, Next, New Look and Lifestyle Sports.

Mary Street and its environs is the main retail thorough fare on the north side of Dublin's City Centre. It boasts both the Ilac Shopping Centre and Jervis Street Shopping Centre together with department stores such as Penneys, Arnotts, Dunnes Stores, Debenhams and Marks & Spencers and is home to a host of both national and international retailers. The immediate area enjoys the benefit of a number of multi-storey car parks and is well served by public transport in the form of Dublin Bus and the Luas.

DESCRIPTION

The property comprises a two storey over basement mid-terrace commercial building incorporating a ground and first floor shop with ancillary storage/office accommodation at basement level. The property is fitted out to include plastered and painted walls, suspended ceilings, wooden floors, air conditioning, WC facilities and an electric roller shutter. The property has the benefit of rear access via a laneway off Parnell Street.

LEASE DETAILS

The property is available on a 15 year lease incorporating rent reviews at 5 year intervals to market rent.

ACCOMMODATION

The approximate net internal floor area of the premises is as follows:

Level	Use	SqM
Ground Floor	Retail	202
First Floor	Retail	216
Basement	Storage/Office	34
Total		452

RATES

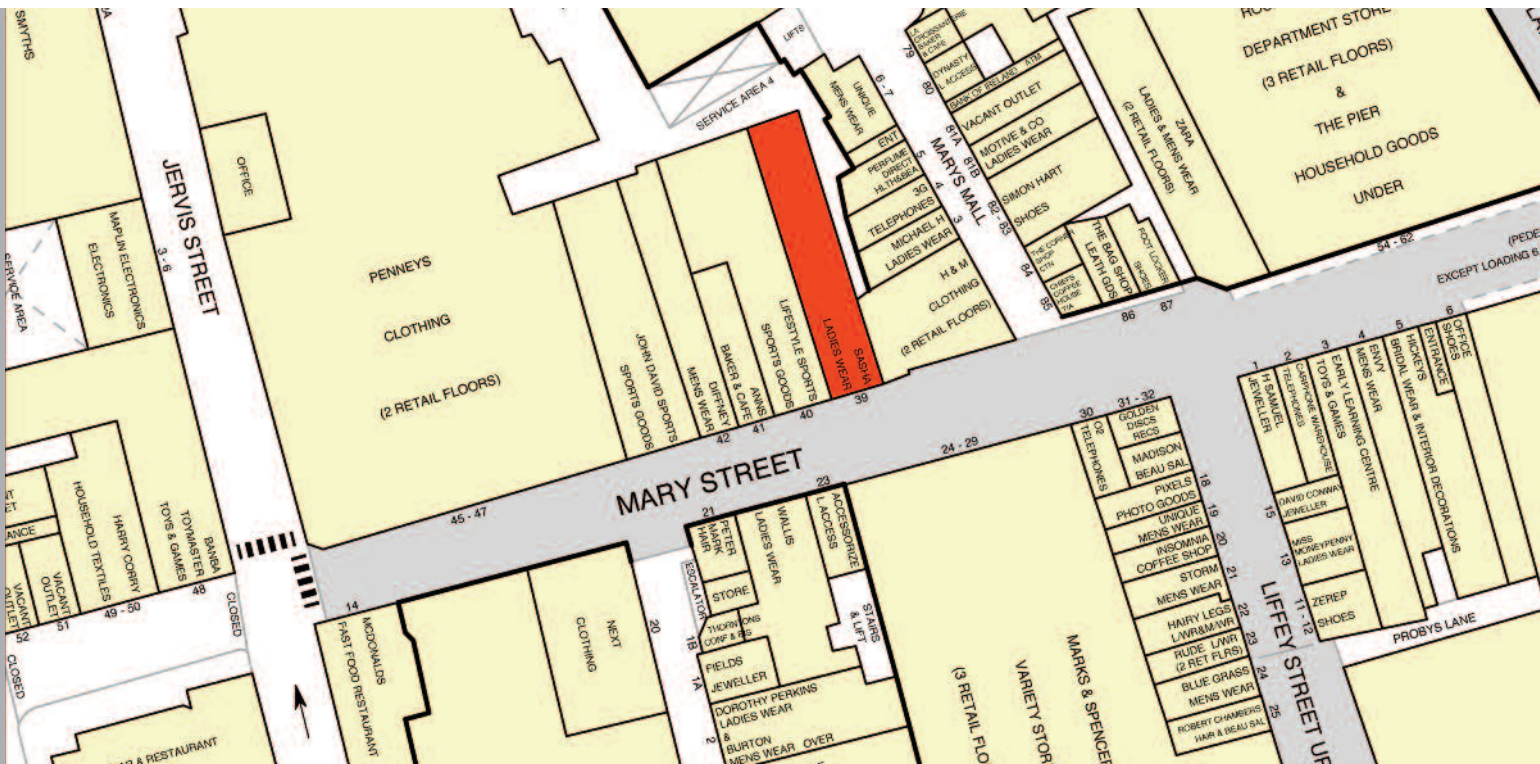
We understand that the rates payable for the year 2011 are €44,533 per annum.

RENT

On Application

VIEWING

For further information or to arrange a viewing please contact John Garvey or Hugh Markey of Lisney's Retail Division. Tel 01-638 2700.



An independently owned and operated member of the
CUSHMAN & WAKEFIELD
 ALLIANCE



ST. STEPHEN'S GREEN OFFICE

24 St. Stephen's Green, Dublin 2
 Tel: +353 1 638 2700
 Fax: +353 1 661 5086
 Email: dublin@lisney.com

OTHER OFFICES

5 Linenhall Street, Belfast BT2 8AA. Tel: +44 2890 501 501 Fax: +44 2890 501 505
 Email: property@lisney-belfast.com
 1 South Mall, Cork. Tel: +353 21 427 5079 Fax: +353 21 427 2405
 Email: cork@lisney.com

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.