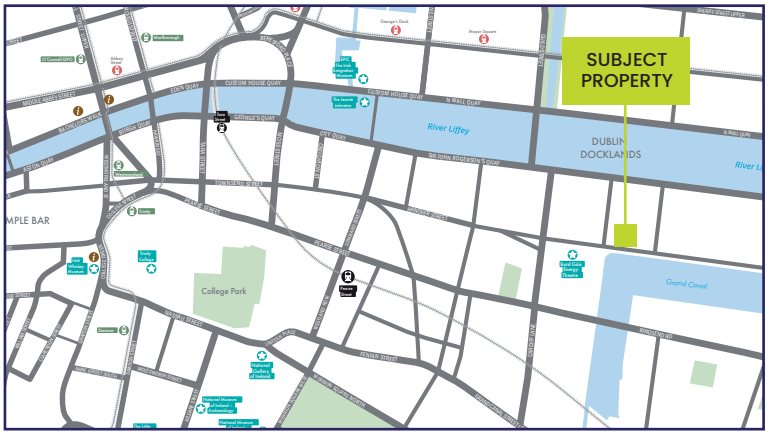
TO LET
UNIT 2
Longboat Quay, Grand Canal Dock, Dublin 2

Property Highlights

- Excellent retail opportunity situated in a prime location in the heart of Grand Canal Dock
- Suit a wide variety of uses - including Medical (S.T.P.P.)
- Double-fronted ground floor retail unit extending to c. 92.97 sq.m. (1,000 sq.ft.)
- High spec. Beauty Salon fit-out – 'Ready To Go'
- Spec includes 5 treatment rooms, WC, showers, kitchenette and Air Con
- Extensive frontage (c. 9.6m)



LOCATION

No. 2 Longboat Quay is nestled in the heart of Grand Canal Dock, one of Dublin's most vibrant city districts. The area has undergone significant redevelopment in recent years, resulting in a dynamic mix of offices, residential, restaurants, and retail establishments. Neighbouring occupiers include Google, Accenture, Bank of New York, The Marker Hotel and Bord Gais Energy Theatre, along with a wide variety of shops, cafes, restaurants and bars such as HQ, Herb Street, Boojum, Milano's and Spar.

The location also benefits from excellent transport links including the DART at Grand Canal Station, numerous bus routes, Dublin Bikes and is within easy walking distance of the City Centre.

BDM Property

BER C1

DESCRIPTION

The subject unit is located on the north side of the Grand Canal Dock on a parade of retail units with residential apartments above. The property comprises a regular shaped ground floor retail unit extending to c. 92.97 sq.m. (1,000 sq.ft.). The unit benefits from a high specification Salon fit out including an open plan retail/treatment area to the front and 5 treatments rooms to the rear. The specification also includes a disabled WC, shower, kitchenette and Air Conditioning. The double fronted shop benefits from own-door access and a large glass façade providing excellent frontage on to Hanover Quay extending to c. 9.6m.

LEASE

The property is available on flexible lease terms.

RENT / RATES / INSURANCE

Available on application.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent BDM Property. For further information please contact BDM Property, details below.

BER

BER Rating: BER C1

BER Number: 800973794

Energy Performance Indicator: 267.78 kWh/m²/yr 1.06

CONTACT

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