



COMMERCIAL

FOR SALE/TO LET

Earl's Court, Corner of Cork/Reuben Street, Dublin 8

- Retail units from 69.35 Sq. M - 281 Sq.M
- Suit a wide variety of users - Coffee shop, Pharmacy, Ethnic foods, Take-away (SPP), Showrooms, Offices.
- Adjoining occupiers include The Coombe hospital, St. James hospital, Lidl, The Digital Hub, Griffith college and a densely populated residential area.
- Flexible sale and lease terms.

YOUNG'S

DouglasNewmanGood
Commercial Property 

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LOCATION

This high profile development is located on the west side of Cork Street (the new Coombe Relief Road) at the junction with Reuben Street. The area is well served by public transport with numerous bus routes passing directly by the development. The LUAS red line is also in close proximity, the closest stop is located at the entrance to St. James hospital. The immediate area is predominantly residential in character with numerous residential developments having been recently completed with more commercial developments currently under construction.

DESCRIPTION

The development includes two retail units at ground floor level, 70 apartments on the first to twelfth floors and four live to work units on the ground and first floor.

ACCOMMODATION

Retail Unit No. 1	69.35 Sq.M
Retail Unit No. 2	281 Sq.M

Total Area
If required, Unit 2 can be sub-divided into 3 separate units of approximately 90 SQ.M per unit.
Contact agent for further details

CONTACT

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TITLE

The units will be available under approx. 999 year leasehold titles, subject to nominal ground rents.

TERM

Flexible leases available.

TAX ALLOWANCES

Capital allowances are available to owner occupiers.
Interested parties should satisfy themselves as to their eligibility on the qualification process.

VAT

Purchasers will be liable for all VAT charges applicable to the sale.

PRICE / RENT

On application.

Intending purchasers / tenants are advised to verify all details including floor areas and to note the disclaimer below.

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