

Colliers

## TO LET

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PSRA Licence No. 001223

## 16 HOGAN PLACE

Lower Grand Canal Street, Dublin 2



Lock Up Shop c. 722.3 sq ft



Suit a Variety of Retail uses



Available on New Long-Term Lease



Immediate Occupation

Accelerating success.

The property is located on the north side of Grand Canal Street close to its junction with Grattan Street and midway between Grand Canal Dock and Trinity College Dublin.

The immediate area is home to a range of well-known retail and food & beverage occupiers such as Art of Coffee, Musashi, 3fe Grand Canal Street and Spar. It is also close to The National Maternity Hospital and major office occupiers including X (formerly Twitter), Stripe, Invesco Experian, 3M and adjoins Cosgrave Developments Limited.

It previously traded as a Pharmacy and is partially fitted for this use. It would also be suitable for a host of other retail uses requiring a high profile, busy and convenient city center location.

## ACCOMMODATION

Ground      Retail      67.11 sq m      722.3 sq ft

## BER

**BER C1**

## LEASE

The premises is available on a new 10/15-year lease incorporating rent reviews at five-year intervals. The incoming tenant will also be responsible for the payment of local authority rates and landlords' insurances.

## RATES

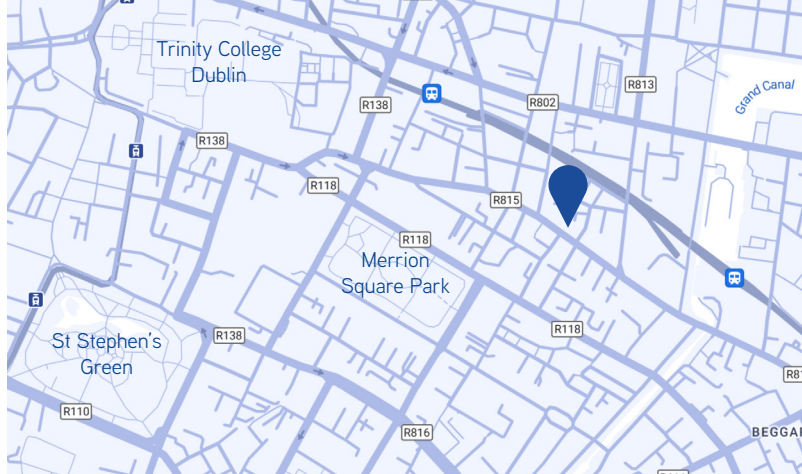
The local authority rates for 2024 are €5,279.62

## VAT

We are advised there will be no VAT applied to the rental payments.

## RENT

€36,000 per annum exclusive



## CONTACT

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