



THE LIGHTHOUSE

RETAIL UNITS

GEORGE'S STREET LOWER, DUN LAOGHAIRE, CO. DUBLIN

TO LET



IMPRESSIVE NEW RETAIL UNITS IN THE HEART OF DÚN LAOGHAIRE

READY FOR IMMEDIATE OCCUPATION

IN THE HEART OF DÚN LAOGHAIRE

- New high specification Residential & Commercial scheme in the heart of Dun Laoghaire Town Centre
- Unit 1: approx. 172 Sq.m – Prime corner unit with dual frontage
- Unit 2: approx. 151 Sq.m - Extensive road frontage
- Shell & core condition ready for tenant fit out
- Adjacent to the landmark 'Fired Earth' and 'AGA' showroom, the 'Bespoke Sofa Company' and 'Gilbert & Wrights' pub.

LOCATION

The retail units are located at the heart of Dun Laoghaire's main retail and consumer thoroughfare with strong passing footfall and traffic and Bloomfield's Shopping Centre within the immediate vicinity. Formerly the site of the Iceland Supermarket the property lies approx. 500 metres from the Dun Laoghaire Shopping Centre and lies adjacent to the DART, bus routes and the seafront. The IMC Cinema car park lies approx. 100 metres away.

Notable nearby landmarks include:

- St. Michael's Hospital – approx. 100 metres
- Bloomfields Shopping Centre - approx. 150 metres
- Dun Laoghaire Shopping Centre - approx. 450 metres
- Dun Laoghaire Marina - approx. 800 metres

Nearby Transport facilities include:

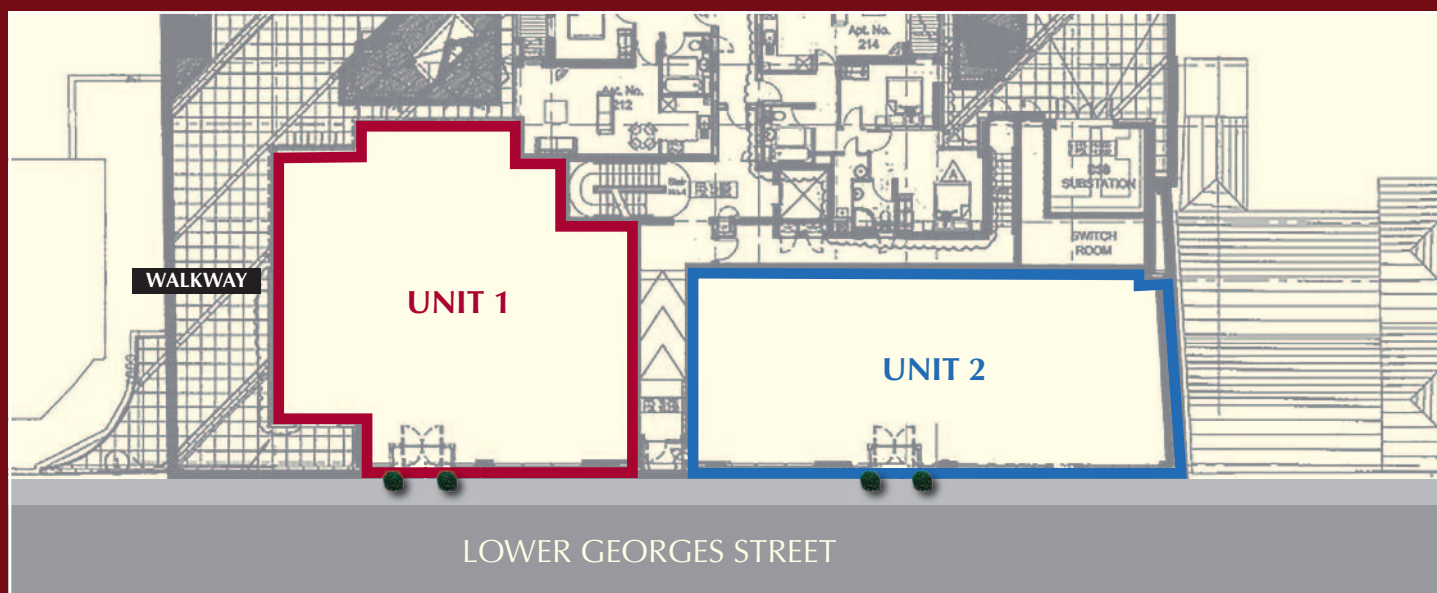
- Bus station (serving routes 7, 46A, 63 & 75) - approx. 50 metres
- Dun Laoghaire DART station – approx. 600 metres
- Dun Laoghaire Ferry Port – approx. 650 metres
- M50 Motorway – approx. 7km
- N11 Stillorgan Dual Carriageway – approx. 4km.

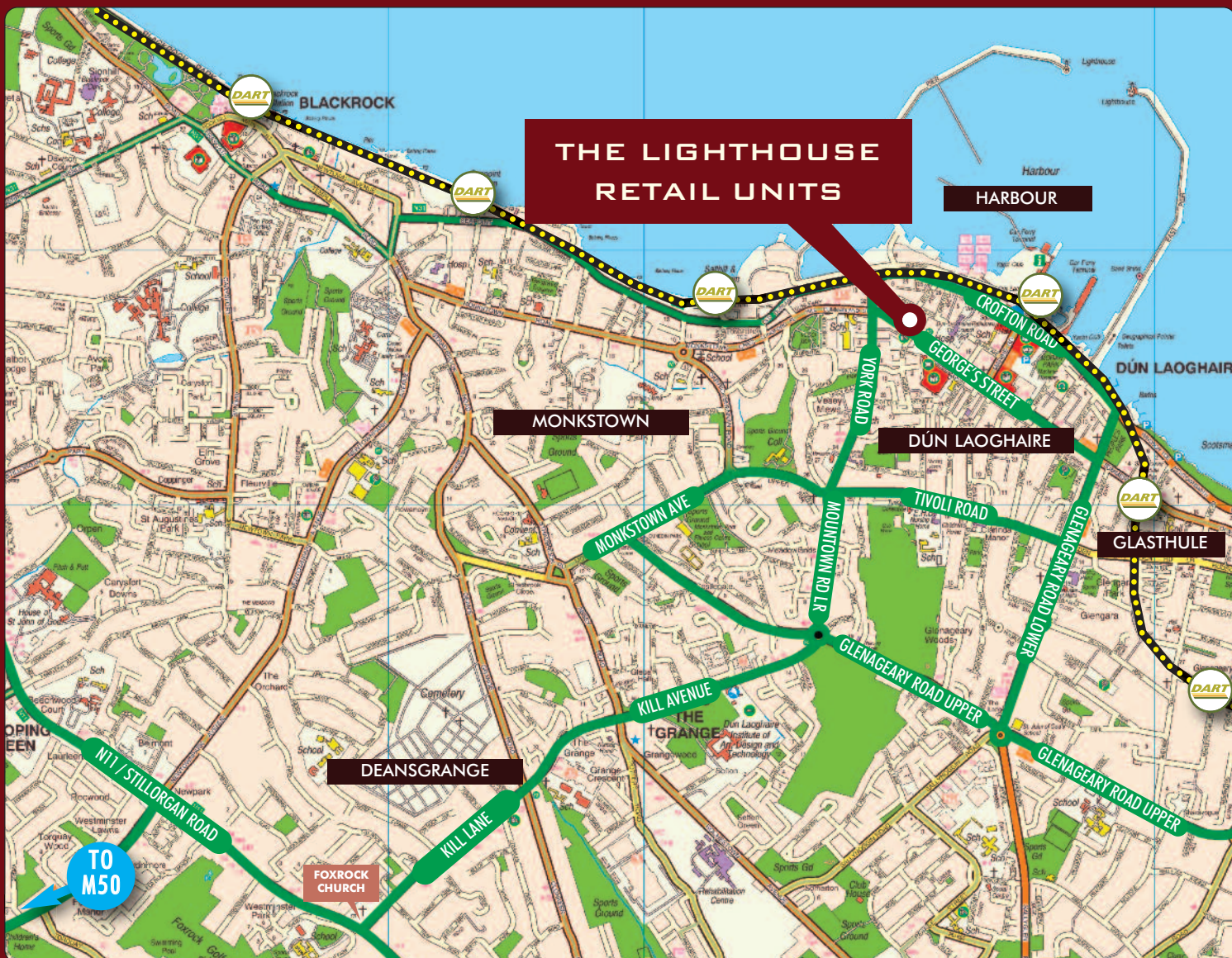


DESCRIPTION

The Lighthouse is a newly constructed development of 2 ground floor commercial units and 83 luxury apartments by Shannon Homes in the heart of Dun Laoghaire Town Centre.

The subject retail units are approximately 172 Sq.m (Unit 1) and 151 Sq.m (Unit 2) in size. Unit 1 comprises a prime corner unit with generous glazing to George's Street Lower and it's new pedestrian route linking to George's Street Place. In addition the unit overlooks a landscaped rear courtyard. Unit 2 comprises a slightly smaller but wider unit and benefits from adjacent 'Pay n Display' parking. Both units are in shell & core condition and ready for tenant fit out. The offering would ideally suit neighbourhood retail, café/restaurant, showroom use and many others.





ORDNANCE SURVEY LICENCE NO. AU0009515 ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND



Quality Built by Shannon Homes

Viewings

Strictly by appointment with the sole agent Hooke & MacDonald



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