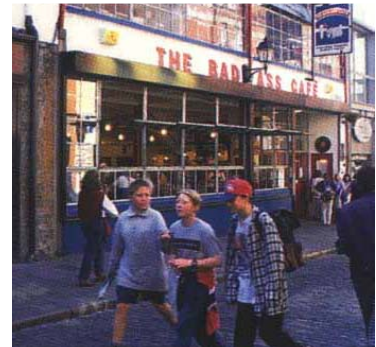
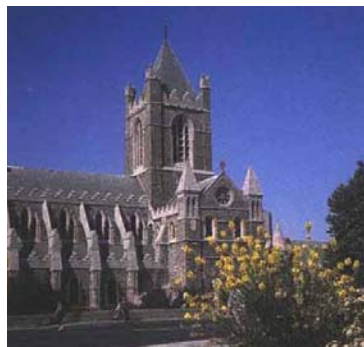


# TO LET

## HIGH PROFILE RETAIL UNIT La Rochelle, Cornmarket, Dublin 8



**Approximately 285 sq.m.**



- ☞ Pivotal position on main arterial route into City Centre
  - ☞ Superb double fronted retail unit
- ☞ Suitable for variety of uses incl. hot food / financial services (stpp)
  - ☞ Available on flexible lease terms



# Pivotal Position At Busy Junction



## Location

The retail unit forms part of 'La Rochelle' a mixed use development that is prominently located close to the landmark Christchurch Cathedral on the south side of Cornmarket / High Street at its junction with Thomas Street and Bridge Street. This busy junction has a very high volume of passing traffic, and pedestrian footfall being one of the main arterial routes into the City Centre.

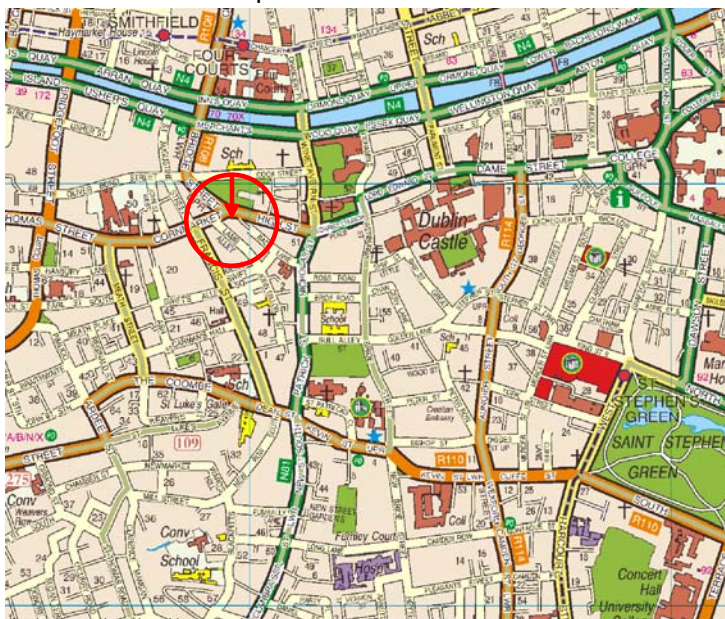
Existing occupiers in the surrounding area include; Farrow & Ball, MRCB Paints, Jury's Christchurch Inn, The Tivoli Theatre, Vicar Street. It is also close to the Four Courts.

## Description

This double fronted retail unit has excellent frontage to Cornmarket / High Street and Lamb Alley to which there is rear access and on-street disk parking. The unit is suitable to a variety of uses including discount retailers, gym / leisure uses, neighbourhood services and or hot food / financial services (subject to planning permission for the latter uses).

The unit is partially fitted-out with roller shutters and staircase installed, along with partially complete plasterwork and electrics. The accommodation comprises:

Ground Floor 144 sq.m.  
First Floor 141 sq.m.  
Total 285 sq.m.



Approximate location. Not to Scale.

## Terms / Viewing

The subject property is available to let on new flexible lease terms. For further information or to arrange a viewing please contact Aisling O'Kelly or Enda Moore at Hooke & MacDonald Commercial Tel: 01-6318403.



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