

TO LET

FJ | FRISBY

COMMERCIAL PROPERTY SPECIALISTS



15B HARBOUR ROAD HOWTH, CO. DUBLIN 650 SQ. FT (60 SQ. M)

- OPEN PLAN GROUND FLOOR RETAIL UNIT IN HOWTH VILLAGE
- SUITABLE FOR A VARIETY OF USERS
- EXCELLENT STREET FRONTAGE
- READY FOR IMMEDIATE OCCUPATION

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LOCATION

The property is located in the heart of Howth Village on the Harbour Road which is part of the main busy thoroughfare of the village. This retail opportunity is located within one of Dublin's most picturesque and vibrant coastal destinations. Howth attracts a steady flow of both local residents and year round visitors.

The property benefits from excellent street frontage and a sea view aspect.

The location has an excellent offering of artisan shops, cafes, coffee shops, restaurants and salons, including but not limited to nearby neighbours, Beshoff Bro's Fish & Chips, The Fisherman's Pub, Mamo Restaurant, The Hair Room, Howth Haven Beauty Clinic, Póg, Gino's Ice Cream and Starbucks.

Howth is easily accessible by DART and main bus routes. By car, the village is accessible via the M50 Motorway, with the most convenient approach from Junction 3 (M1 / Dublin Airport). This key interchange provides a direct link to the R139 and onward coastal routes. The R105 coastal road provides access from the city centre via Clontarf and Sutton into Howth.

DESCRIPTION

The property comprises an attractive mid-terrace retail unit on the ground floor of a three-storey building, with residential accommodation overhead. Extending to approximately 650 sq. ft. (60 sq. m.), the unit is currently vacant and recently underwent refurbishment, including newly plastered walls and floors, offering an excellent opportunity for an incoming occupier to tailor the space to their requirements.

Internally, the accommodation is laid out as an open-plan retail area with ancillary toilet facilities. The property further benefits from natural lighting from a large front window and the doorway which with some changes provides further opportunity for increasing visibility to foot fall passing by.

The flexible layout makes this property suitable for a wide range of retail and commercial occupiers.

ACCOMMODATION (APPROX)

	SQ FT	SQ M
Ground Floor Retail Unit	650	60
TOTAL	650	60

BER E2



Price available upon request. Inspection strictly by prior appointment only.

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