

**First Floor Office/Showroom  
53/54 Georges St Lower  
Dun Laoghaire Co. Dublin**



**Size:** c.115m2  
**Term:** 3 Years Preferred  
**Ber Rating:** **BER G**

**ASKING PRICE**  
**€15,000**  
**VIEWING BY APPOINTMENT**

## 53/54 Georges Street Lower Dun Laoghaire

- Ideally located first floor commercial premises in centre of Dun Laoghaire.
- Suit a variety of uses.
- Self contained office suite.
- Short term (c. 3 years) preferred.
- Rent €15,000.
- Rates €2,370.81

### Accommodation

Main Room to front 9.50m x 8.00m

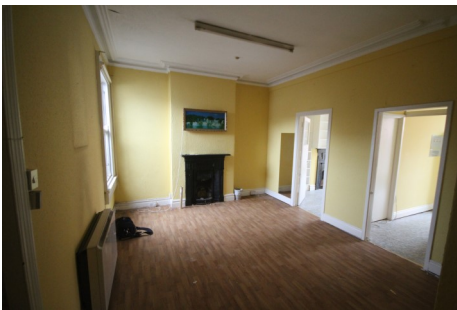
Rear Room (1) 2.00m x 2.00m

Toilet/Shower 3.00m x 1.85m

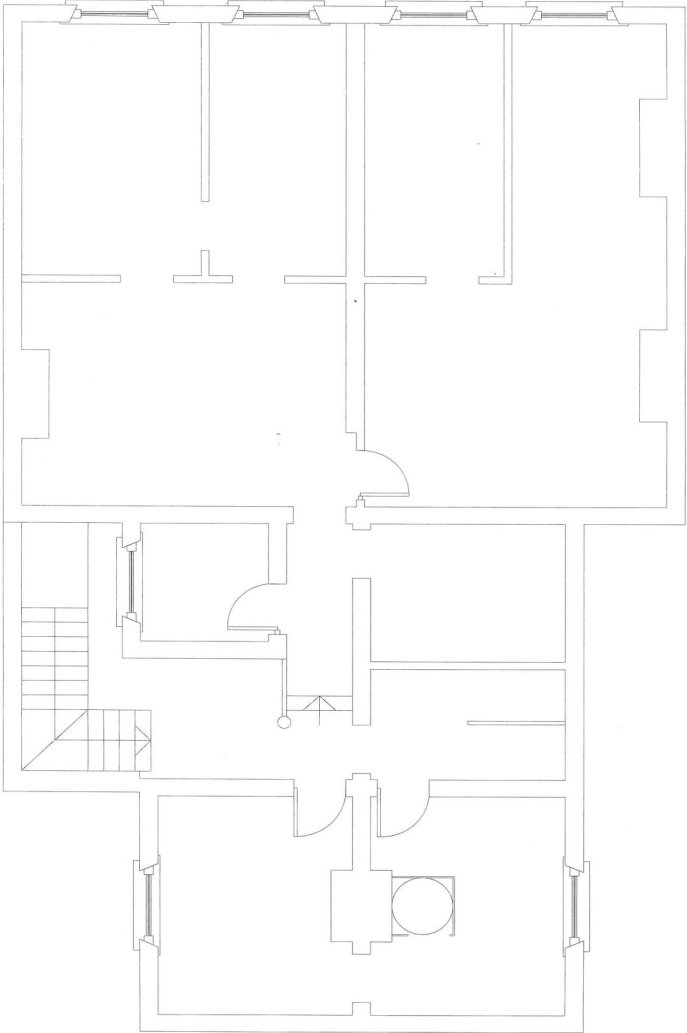
Room 2

Room 3 3.50m x 3.00m

Rear Room 4 3.50m x 3.00m



# Floorplan



**BER NO.** 800520355  
**BER RATING:** G  
1828/kWh/m<sup>2</sup> / yr.

Negotiator  
**Tom O'Higgins**  
MIPAV MCEI TRV

**0877666422**

**Viewing by Apoinment**

**Tom  
O'Higgins**

**ESTATE AGENT**

**Estate Agent  
Auctioneers  
Valuation Surveyors**

**52 Sandycove Road  
Sandycove  
Co. Dublin**

**Tel: 284 5007**

Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

**SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE**

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