



4GPO HENRY STREET

DUBLIN 1

HIGH PROFILE RETAIL PITCH
IN PIVOTAL LOCATION

ACCESS TO 14M CUSTOMERS
PER ANNUM



4GPO HENRY STREET

DUBLIN 1



UNIQUE RETAIL
OPPORTUNITY
LOCATED ON ONE OF
IRELAND'S **PREMIER**
SHOPPING STREETS

4 GPO offers 5.8m frontage to Henry Street

The property provides the following accommodation:

Floor	Use	NIA Sqm	GIA Sqm
Ground Floor	Retail	72.4	83.0
Basement	Storage	81.0	88.5
Total		153.4	171.5



4GPO HENRY STREET DUBLIN 1

HENRY STREET
ATTRACTS
14 MILLION
CUSTOMERS
PER ANNUM

Largest retail destination in Ireland anchored by

ARNOTTS

M&S
EST. 1884

DUNNES
STORES (x2)

PENNEYS (x2)

TESCO

Key retailers include

ZARA

H&M

next

MANGO



T.K. MAXX

SPORTS
DIRECT

RIVER ISLAND



4GPO HENRY STREET DUBLIN 1

Located in a pivotal position between Arnott's Department Store, the redeveloped Cleary's Department Store and the largest Dunnes Stores in Ireland.

Adjacent occupiers include:

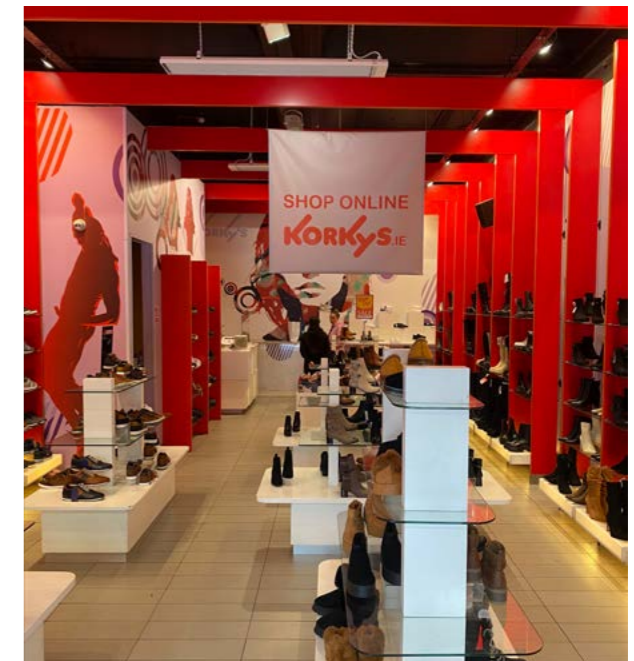
PANDORA

LUSH
FRESH HANDMADE COSMETICS

Fields

SWAROVSKI

Butlers
chocolateCafe
PURVEYORS OF HAPPINESS



Footfall of
c.14 million
per annum



Home to over 90
international and
national retailers



Over 3,000 car
parking spaces
in the immediate
vicinity



Luas Cross City
carries c.10m pas-
sengers annually

CAPITALISE ON IRELAND'S **POWERING ECONOMY**



Population of
5.3 million
4th fastest growth rate
in Euro Zone
(CSO 2023 / Eurostat 2023)



One of Europe's
**fastest &
youngest**
populations
(Eurostat 2023)



Ireland has the
**highest share of
under 20s**
in the EU
(Eurostat 2023)



6 million
projected population
by 2050
(CSO 2022)



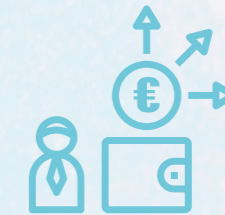
2.4 million
people in employment
– highest level ever
recorded
(CSO 2023)



**Fastest growing
economy**
in EU
(Department of Finance 2023)



**12.5% GDP
Growth**
during 2022 out performing
UK, US and EU
(CSO 2023)



**8.4 million
visitors**
spent €10 billion in 2023
(Irish Tourism Industry
Confederation 2023)

FLOOR
PLANS

Available To Let Immediately

Quoting Rent On Application

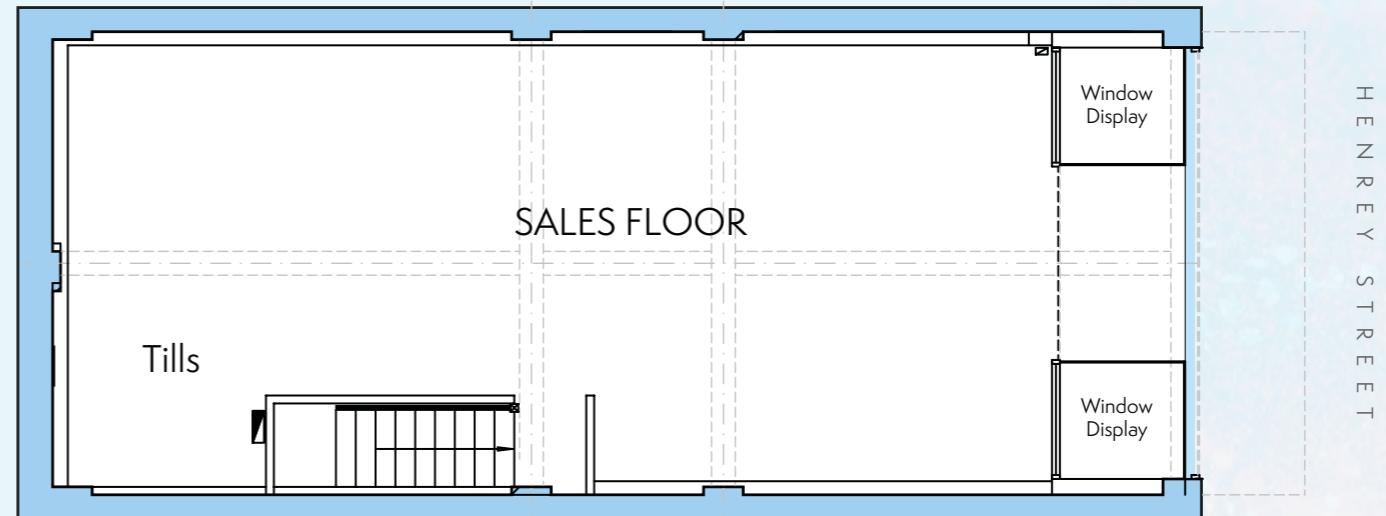
Local Authority Rates payable for 2024:
 €38,558.40

BIDS payable for 2024: €1,879.20

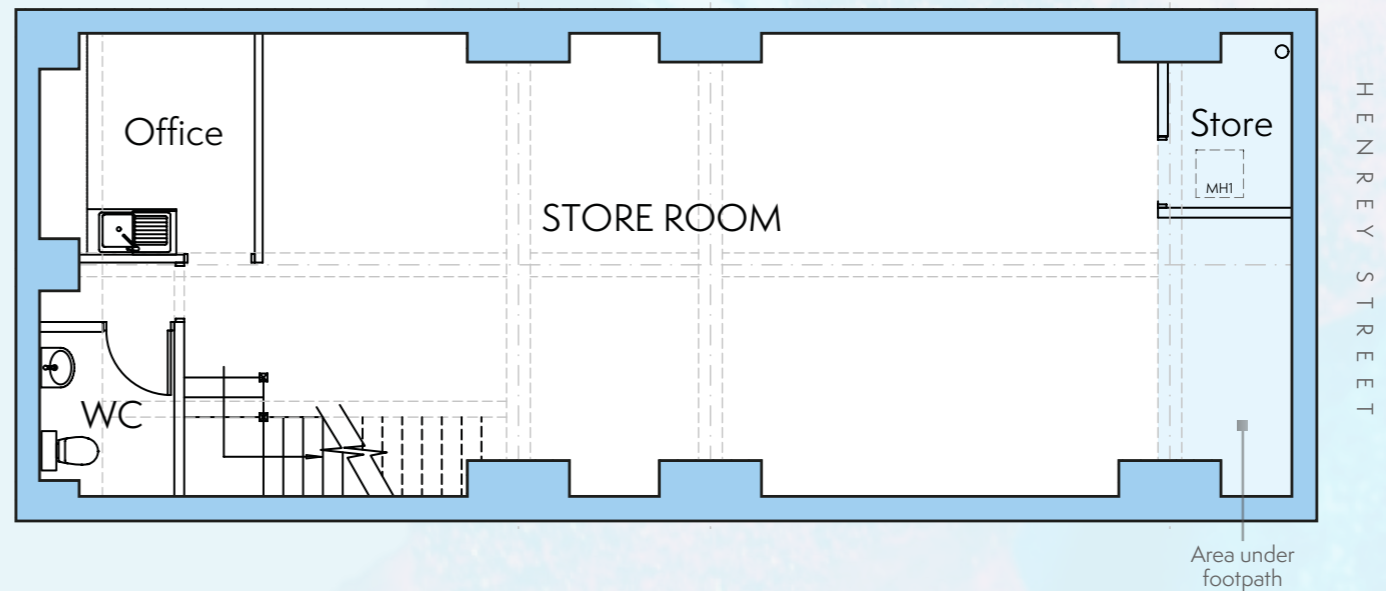
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Ground Floor



Basement



4GPO
HENRY
STREET
DUBLIN 1

AGENT



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BER Exempt