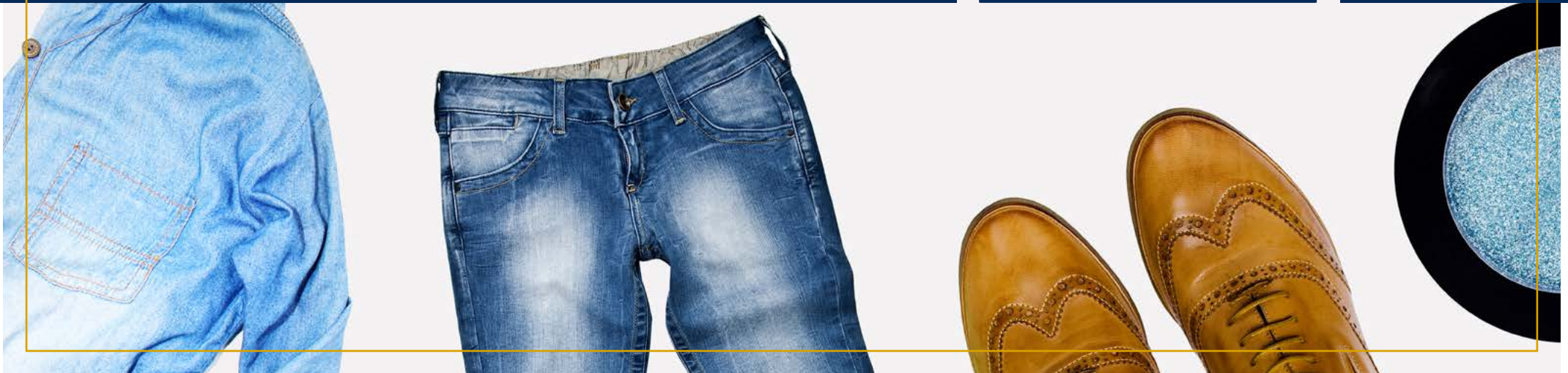




TO LET


LOCATED ON THE BUSIEST PART OF
NORTH DUBLIN'S PRIME RETAIL PITCH

**No. 19
HENRY
STREET**
DUBLIN 1






A unique four storey over basement retail opportunity on Dublin's Henry Street



Situated in a prime location on one of Ireland's busiest shopping streets



6.7m frontage onto Henry Street



335 Sq.m (3,824 sq.ft) of retail space and extending to a total area of 706.13 sq.m (7,601 sq.ft) over four levels



HENRY STREET IS ONE OF IRELAND'S PREMIER SHOPPING STREETS

Henry Street is home to Arnotts, Ireland's largest Department Store, extending to approximately 300,000 sq.ft.

3,000 car parking spaces in close proximity and excellent public transport links.

Close to Luas Cross City (tram) service which carries an estimated 10m passengers per annum.

Footfall in excess of 17.5m in 2019.

Features excellent representation from national and international retailers including brands such as:

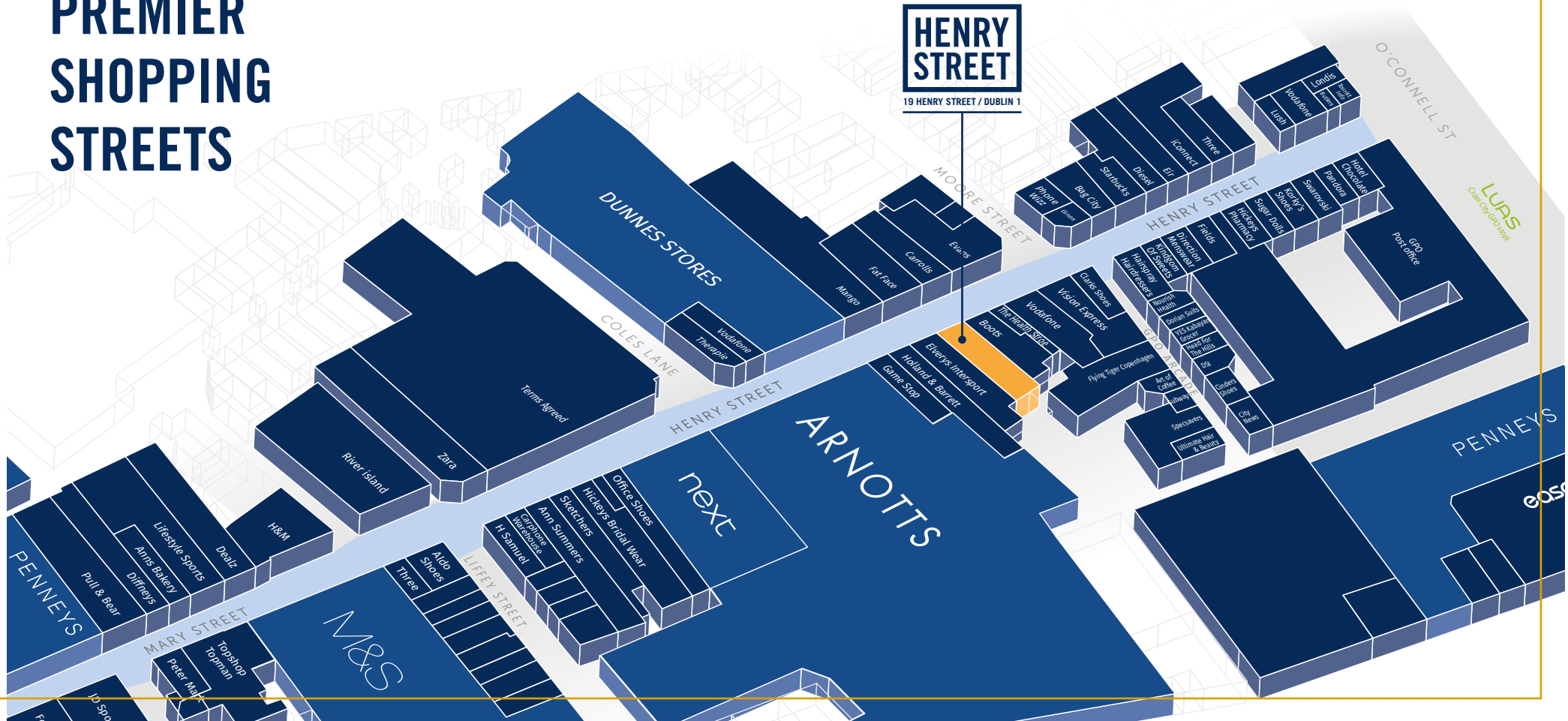
PENNEYS

DUNNES STORES

M&S
EST. 1884

RIVER ISLAND

MANGO



No.19
HENRY
STREET
DUBLIN 1



Population of
4.8 million

The 3rd highest growth
rate in Europe
(CSO 2020)



Youngest

Population in Europe
(IDA 2019)



65.4%

of the population live in Urban
Areas. 1.35 million people live
in the Local Dublin Area
(Census 2016)



5.75 million

projected population
by 2040
(IDA Ireland 2019)



2.2 million

people in employment -
highest level ever recorded
(CSO 2019)



Fastest

growing in the Euro
Zone in 2019 for the fifth
consecutive year
(EuroStat 2019)



€118 billion

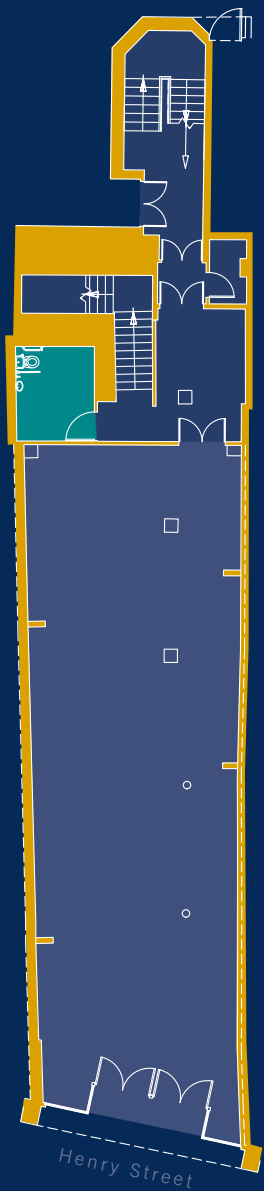
in household savings -
highest level ever recorded
(Central Bank of Ireland)



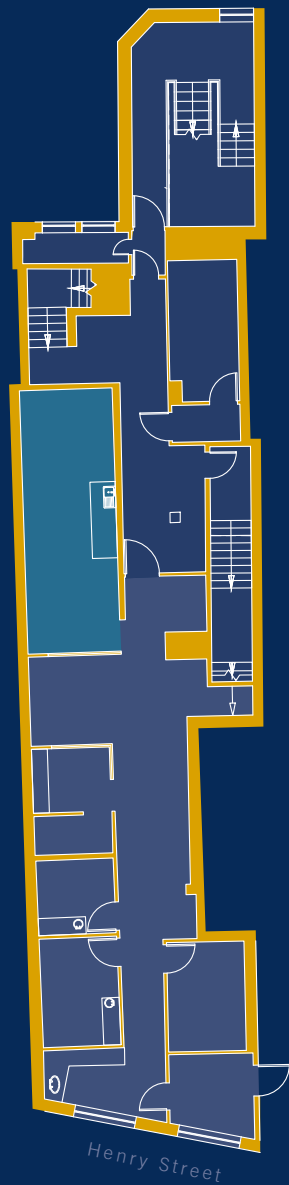
11.2 million

overseas visitors spent
€5.8 billion in 2019
(Tourism Ireland 2019)

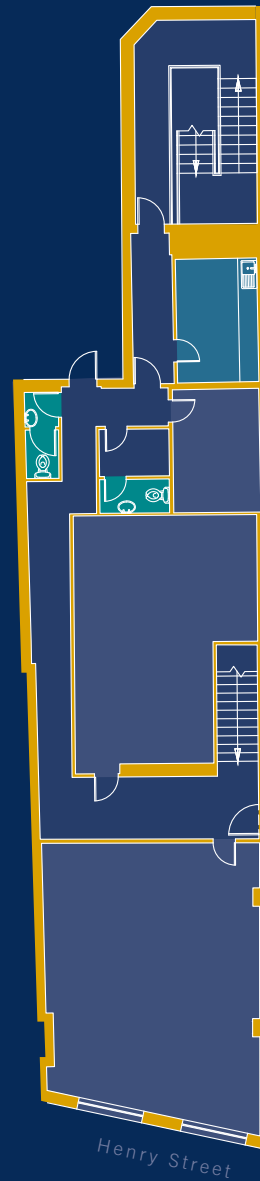
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

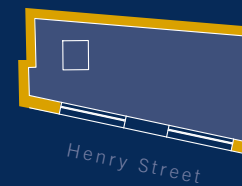


ACCOMMODATION SCHEDULE (NIA)

FLOOR	USE	SIZE (SQ. M)	SIZE (SQ. FT)
GROUND	Retail	160.8	1,731
	Storage	14.4	155
FIRST	Storage/Ancillary	163.1	1,756
SECOND	Storage/Ancillary	167.6	1,804
THIRD	Storage/Ancillary	19.6	211
TOTAL NIA		525.5	5,657
TOTAL GF Retail		160.8	1,731

*Basement available subject to retailer requirement

THIRD FLOOR



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DUBLIN 1



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NORTH DUBLIN'S PRIME RETAIL PITCH

TO LET

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HENRY
STREET**
DUBLIN 1

AVAILABILITY

- Available to let immediately by way of new lease on modern lease terms
- Quoting terms on application
- BIDS 2020 - €3,483
- Rates 2020 - €69,144



JOINT AGENTS

For further information contact



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