



FOR SALE BY PRIVATE TREATY
TENANT NOT AFFECTED

FIFTY FIVE

GRAFTON STREET | DUBLIN 2

Unique High Profile Retail Investment
on Ireland's Premier Shopping Street



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55 Grafton Street provides retail accommodation on Ground Floor with some ancillary storage space at Basement level.

ACCOMMODATION

Floor	GIA sq m	GIA sq ft
Ground	38.7	417
Retail	30.3	327
Back of House	8.4	90
Basement	24.7	266

*Additional basement storage accommodation can be made available if required



UNIQUE HIGH PROFILE RETAIL PREMISES ON IRELAND'S PREMIER SHOPPING STREET

Home to over 90 retail brands such as Brown Thomas, Victorias Secret, & Other Stories, Lululemon, Dr Martens, Russell & Bromley, Lego, Hugo Boss, Ted Baker, Space NK, The White Company, North Face, Rituals, Levis, Dune & Massimo Dutti.

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Fifty Five is uniquely positioned close to the junctions of Grafton Street and South Kings Street close to:



Massimo Dutti

BOODLES
1798



TED BAKER
LONDON

JIGSAW

THE WHITE COMPANY
LONDON

BOSS
HUGO BOSS

MONT
BLANC



Ray-Ban

Dune

Russell & Bromley



FLOOR PLANS



Plans not to scale and for illustration only.

FACTS & FIGURES



Grafton Street has an annual footfall of **25 million**



2,500 car spaces within 1km of 34 Grafton Street



LUAS Cross City Tram carries **c.10 million** visitors across Dublin City annually



Grafton Street is home to over **90 retail brands**



Grafton Street is **Ireland's premium retail destination** and home to the world famous Brown Thomas department store



Ireland has **youngest population** in Europe



Fastest growing economy in Eurozone



Over **11.3 million** annual overseas visitors

Recent new lettings on Grafton Street include:



Russell & Bromley



SKECHERS

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THE OPPORTUNITY

Excellent opportunity to acquire a neat commercial investment which is let to one of Ireland's best known and longest established jewellery brands. Claddagh Jewellers, trading since 1967 are an Irish-owned family business. Uniquely they both design and manufacture jewellery in their own workshop in Galway, where they also have a store on Mainguard Street. The sale will be particularly attractive to a private investor seeking a superbly located building on Ireland's premier shopping street.

Strategic holding for potential future redevelopment of corner block to St. Stephen's Green.

TITLE

We are advised that the property is Freehold and is subject to the following tenancy.

The premises is let to Claddagh Jewellers Limited under a 10 year full repairing and insuring lease from the 14th July 2023 incorporating rent reviews at five intervals to open market. The reserved rent is € 150,000 per annum exclusive. The tenant has an option to break from the terms and conditions of the lease at the end of year 5 subject to giving the landlord six months prior notice and the payment of a penalty in the sum of €75,000.

RATES

The tenant is responsible for the payment of the local authority rates which are € 26,590.20

VAT

There will be Vat on the purchase price.

PRICE

We are seeking offers in the region of €2,500,000 which would equate to a net initial yield of 5.46% after deducting the usual purchasers costs.

FURTHER INFORMATION



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