

The image features a dense background of tropical plants, including large monstera leaves and various ferns, bathed in a vibrant, multi-colored light that shifts between shades of blue, purple, and pink. In the center, a white-bordered square contains the number '110' in a large, bold, white font. Below the number, the words 'GRAFTON STREET' are written in a smaller, white, sans-serif font, stacked on two lines.

110

GRAFTON  
STREET

TO LET | UNIQUE RETAIL OPPORTUNITY LOCATED ON IRELAND'S PREMIER SHOPPING STREET



**PRIME RETAIL OPPORTUNITY**

4,470 sq.ft of space comprising 4 storeys over basement on Ireland's premier shopping street. This mid-terrace building benefits from 1,026 sq.ft of Prime Retail Space on ground floor and ample storage/ancillary space in the basement and upper floors (3,444 sq.ft).



**ICONIC LOCATION**

The property is ideally located at the bottom of Grafton Street in direct proximity to the main entrance to Trinity College, one of Ireland's top tourist attractions.





## GRAFTON STREET

Benefiting from a footfall of over 25 million shoppers in 2019 and home to over 90 retail stores including brands such as Brown Thomas, Massimo Dutti, Hugo Boss, M&S, Tommy Hilfiger, Ted Baker, Space N.K, The White Company, Rituals, & Other Stories and Victoria's Secret.

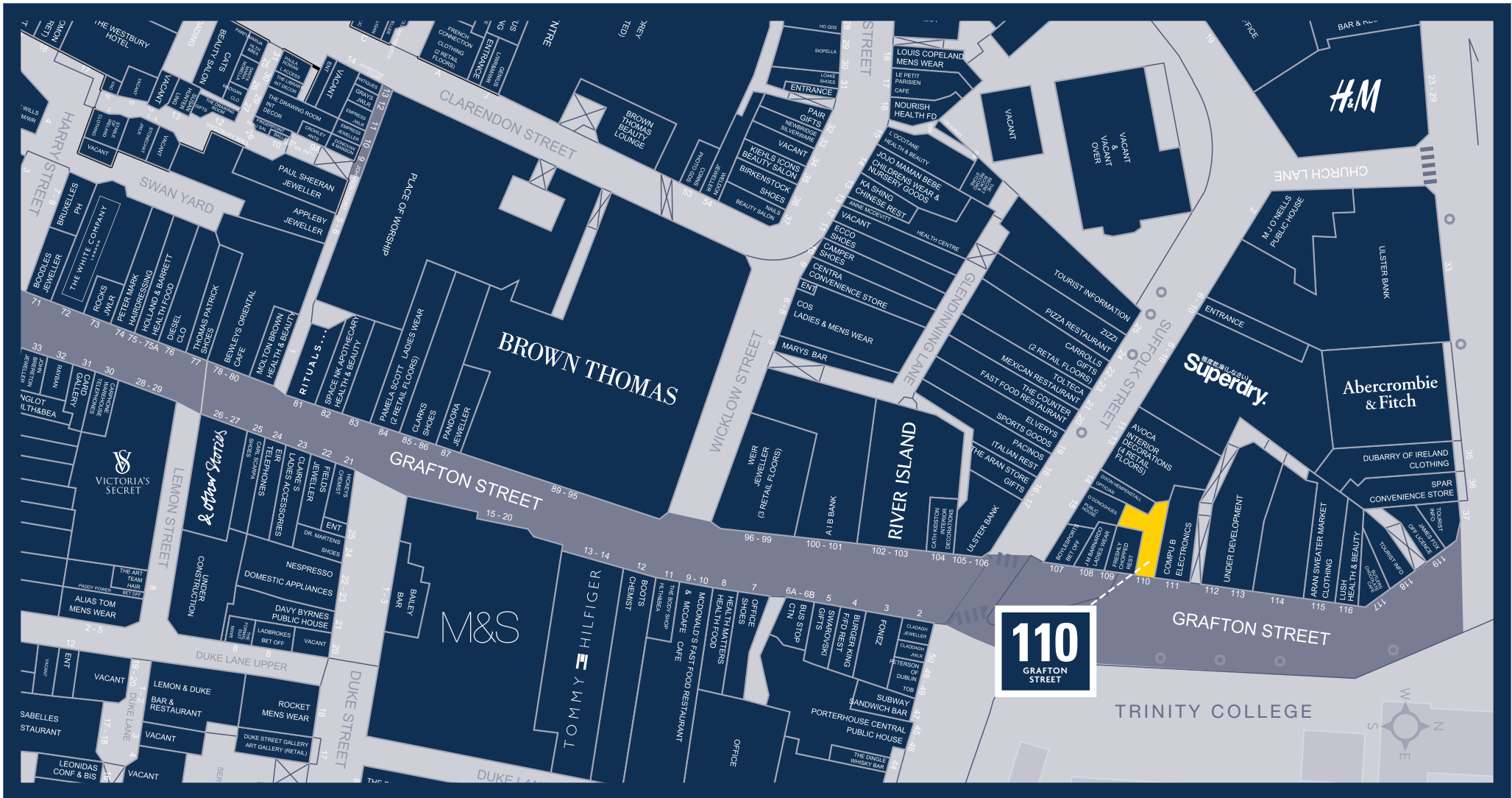
Easily accessible via all city centre transport routes, 110 Grafton Street is located between Trinity and Dawson Luas stops on the Luas Cross City line which carries c.10 million passengers annually.



25 MILLION SHOPPERS 2019



90 RETAIL STORES





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)



# €118 billion

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



# Fastest

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

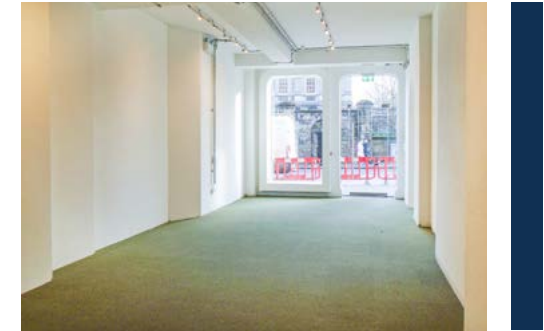


# 11.2 million

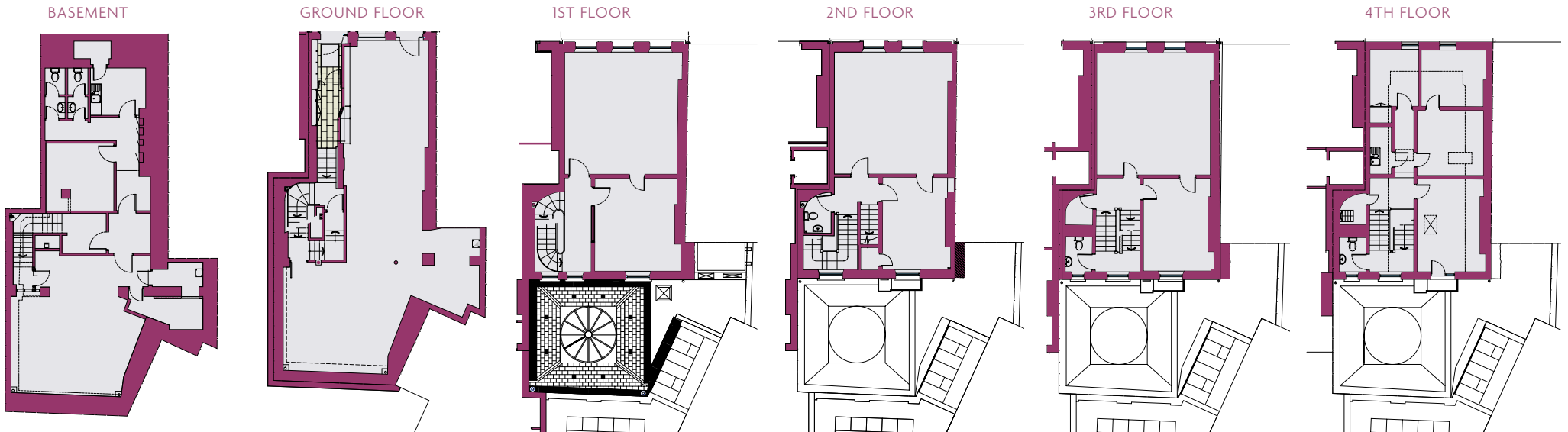
overseas visitors spent €5.8 billion in 2019 (Tourism Ireland 2019)

**ACCOMMODATION SCHEDULE**

Floor	Sq. M	Sq. Ft	Use
Basement	113.15	1,218	Ancillary
Ground Floor	95.31	1,026	Retail
First Floor	57.41	618	Storage/Ancillary
Second Floor	53.69	578	Storage/Ancillary
Third Floor	52.67	567	Storage/Ancillary
Fourth Floor	43.01	463	Storage/Ancillary
<b>Total</b>	<b>415</b>	<b>4,470</b>	



**FLOOR PLANS**



# 110

## GRAFTON STREET

### LEASE

New Lease Available on Modern Lease Terms

### RENT

On Application

### INSURANCE

TBC

### BER



### RATES

Rates Payable for 2020 are estimated to be c. €43,550

### JOINT AGENTS

Viewing strictly by appointment only



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