

# 21

HENRY STREET  
DUBLIN 2

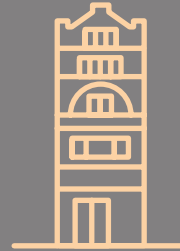
High Profile Unit extending to 331 sq. m (3,573 sq. ft) over 4 floors





# 21

HENRY STREET  
DUBLIN 2



Four storey over basement mid terrace building extending to 331 sq. m (3,573 sq. ft) on Dublin's Henry Street



High profile unit with superb frontage to Henry Street



MANGO

Holland & Barrett



hmv

Adjoining retailers include Boots, HMV, Mango and Holland & Barrett



Benefits from high levels of footfall (in excess 15.6 million in 2024)

## Location



Henry Street is widely acknowledged as North Dublin's **prime retail destination**



Benefits from **high levels of footfall** (in excess of 15.6 million in 2024)



Henry Street features an excellent mix of **national and international retailers**, some of which include Arnotts, Zara, Next, Mango and Penneys

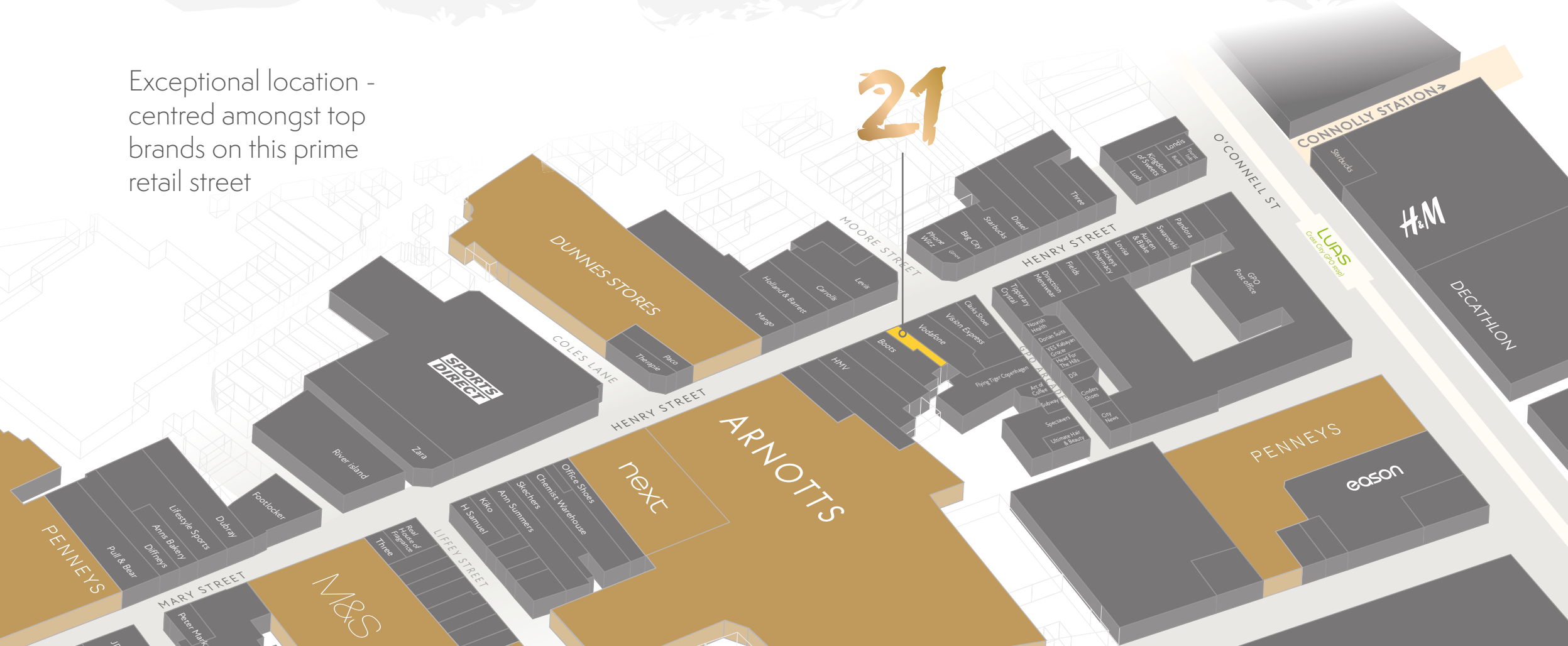


Over **3,000 car parking spaces** in the direct vicinity



In close proximity to **LUAS** which carries an estimated **10 million passengers** per annum

Exceptional location - centred amongst top brands on this prime retail street





# Description

Four storey over basement red brick mid terrace building extending to 332 sq. m (3,573 sq. ft)

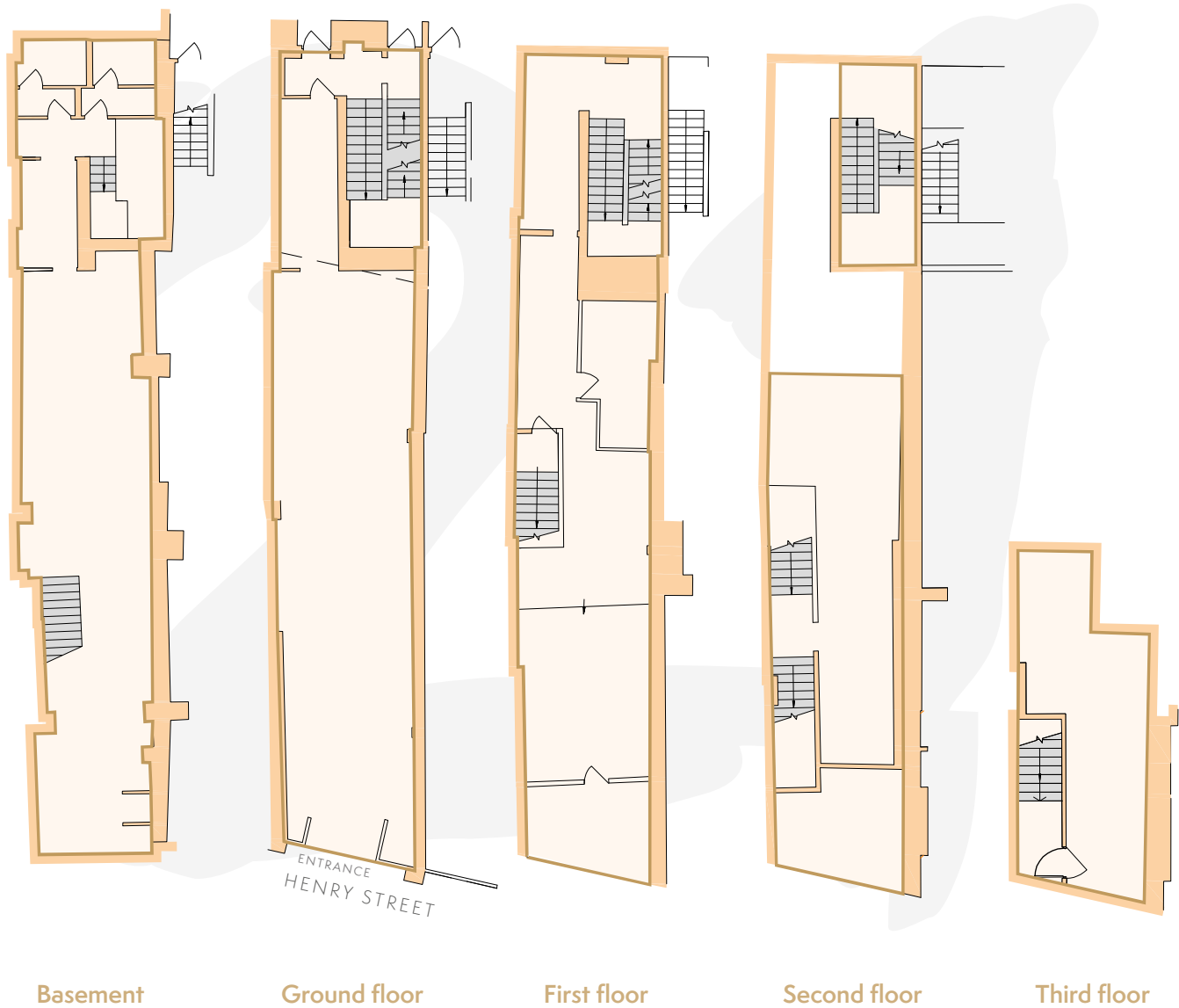
Ground Floor Retail space extending to 90.1 sq. m (970 sq. ft)

Access to rear shared service yard.

Floor	Description	Sq. m	Sq. ft
Basement	Storage	76.8	827
Ground	Retail	90.1	970
First	Storage	84	904
Second	Storage	50.1	539
Third	Storage	30.9	333
Total (NIA)		331.9	3,573



# Floor Plans





HENRY STREET  
DUBLIN 2



Population of  
**5.38 million**  
(CSO 2024)



**Over €58,000**  
median household disposable income  
in 2024. 6.8% increase from 2023.  
(CSO, 2024)



**Record Levels**  
of foreign direct investment and  
employment in 2024  
(IDA 2024)



**2.7 million**  
people in employment -  
Highest level on record  
(CSO)



**Fastest**  
growing economy in the EU



**5.7 billion**  
spent by  
overseas visitors in 2024  
(CSO 2024)





HENRY STREET  
DUBLIN 2

## AGENTS



Tel: +353 1 6477900  
[www.bannon.ie](http://www.bannon.ie)

Hambleden House  
19-26 Pembroke Street Lower  
Dublin 2, D02 WV96  
Ireland

JENNIFER  
MULHOLLAND  
+353 1 6477934  
[jmulholland@bannon.ie](mailto:jmulholland@bannon.ie)  
PSRA: 001830-002156

JAMES  
QUINLAN  
+353 1 6477920  
[jquinlan@bannon.ie](mailto:jquinlan@bannon.ie)  
PSRA: 001830-002130



33 Molesworth Street,  
Dublin, D02 CP04  
Ireland

KEVIN  
SWEENEY  
+353 1 6181748  
[kevin.sweeney@savills.ie](mailto:kevin.sweeney@savills.ie)  
PSRA: 002233-006830

AISLING  
JOYCE  
+353 1 6181749  
[aisling.joyce@savills.ie](mailto:aisling.joyce@savills.ie)  
PSRA: 002233-008411



These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that – (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of their employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 © Government of Ireland.

Bannon PSRA: 001830 | Savills PSRA: 002233