

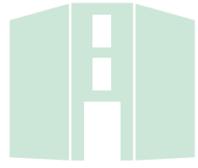
# 42-43 HENRY STREET



FLAGSHIP RETAIL STORE TO LET

FOR ILLUSTRATION PURPOSES ONLY

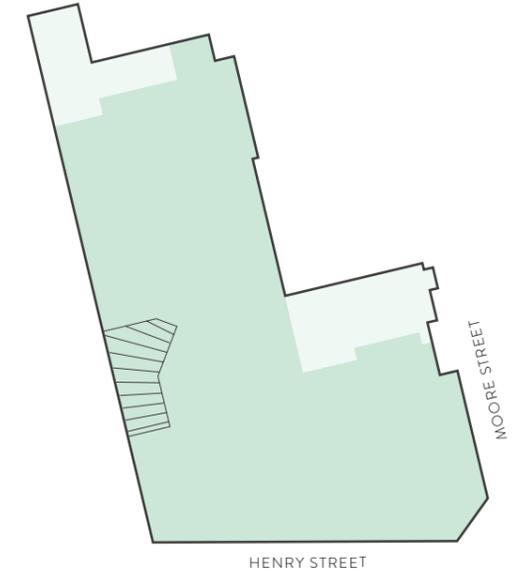
# 42-43 HENRY STREET



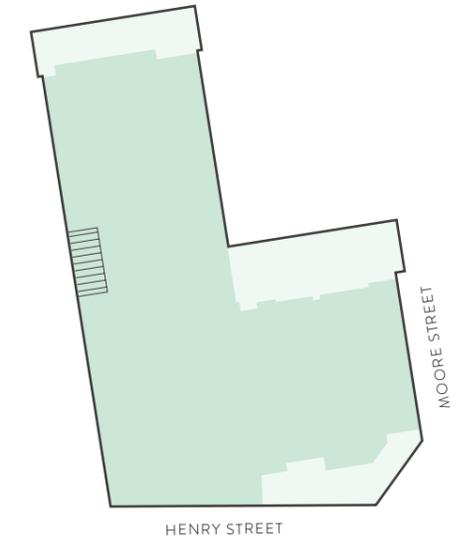
Fantastic Corner Building



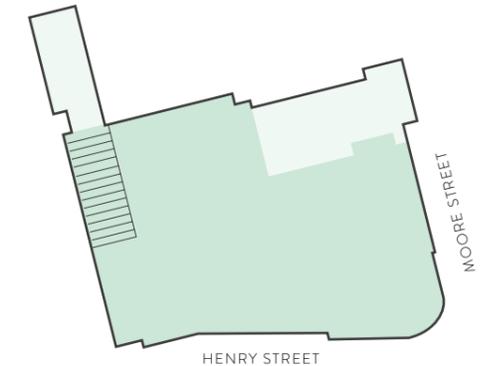
Available to let with vacant possession for the first time in 35 years



**GROUND FLOOR**  
254.4 SQ.M (2,738 SQ.FT)



**BASEMENT FLOOR**  
295.1 SQ.M (3,176 SQ.FT)



**FIRST FLOOR**  
135.9 SQ.M (1,463SQ.FT)

FLAGSHIP RETAIL OPPORTUNITY



**TOTAL AREA**  
10,313 SQ FT



**TRADING SPACE**  
7,377 SQ FT



**29M (95FT) RETURN FRONTAGE - 16M (52FT) HENRY STREET AND 13M (42FT) MOORE STREET**

ALL FIGURES ARE ESTIMATES





## LEASE

Available immediately by way of a new lease.

## LOCAL AUTHORITY RATES

We understand that the Local Authority Rates payable are €116,145 (2019).

## BIDS

The annual BIDS liability is €6,007.50 for 2019.

## BER

Available on application.

## FURTHER INFORMATION/VIEWINGS



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## PROPERTY MISREPRESENTATION ACT

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