

Colliers



FOR SALE

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Colliers

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PSRA Licence No. 001223

UNIT 4 GPO BUILDINGS

Henry Street, Dublin 1



Excellent retail opportunity in a Heritage Building on one of Ireland's premier retail streets



153 sq.m over ground floor and basement



Adjoining Occupiers include: Hotel Chocolat, Pandora, Swarovski, Lush, Butlers Chocolates and Fields Jewellers

Accelerating success.



Description

The property comprises a ground floor over basement retail premises.

The ground floor is open plan with a very generous floor to ceiling height of 4.8m. The frontage is 5.8m. The basement which is in use as storage is accessed to the rear of the ground floor.

Please note that the property does lie within a Scheme of Special Planning Control which is in place for the street and environs which does restrict certain user.

www.dublincity.ie/main-menu-services-planning-urbandevelopment-plans-special-planning-control-schemes-oconnell-street

ACCOMMODATION

Floor	Description	SQ M	SQ FT
Basement	Ancillary	80.86	868
Ground	Retail	72.37	779
Total		152.23	1,647

Location

The subject property is located on the southernside of Henry Street close to the junction with O’Connell Street.

The premises is part of The GPO, one of Dublin’s most historically important heritage buildings.

Henry Street is one of Ireland’s premier retail streets with 2 shopping centres, The Ilac and Jervis, two multi story car parks and 4 department stores, Arnotts, Dunnes Store and M&S. The arrival of the Luas has also had a positive impact on the area. This is clearly demonstrated by the upsizing of Next, JD Sport and Pull Bear and with the recent announcement that Sports Direct is to open a flagship in the former Debenhams department store.

Adjoining retailers include: Lush, Butlers Chocolates, Pandora, Swarovski and Hotel Chocolat.

WALKING TIMES



O’Connell Street

1 minute



LUAS

2 minutes



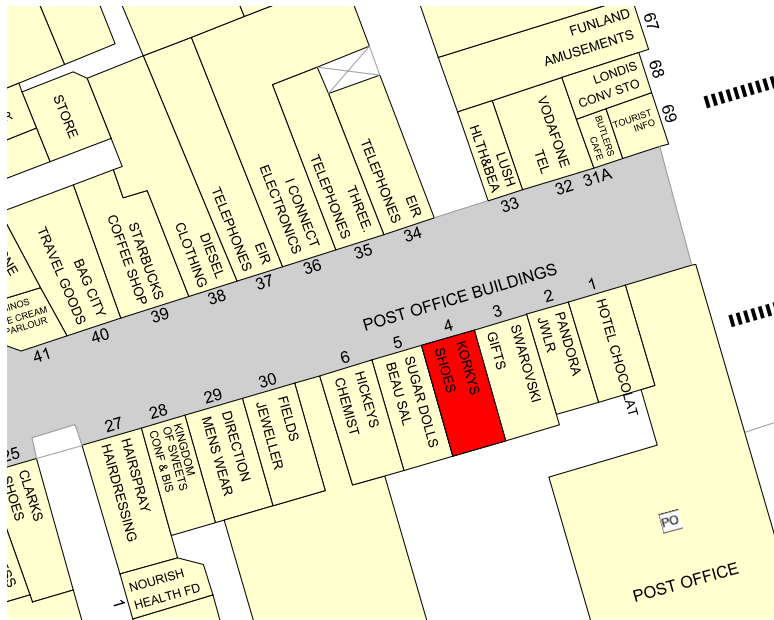
Train (Connolly Station)

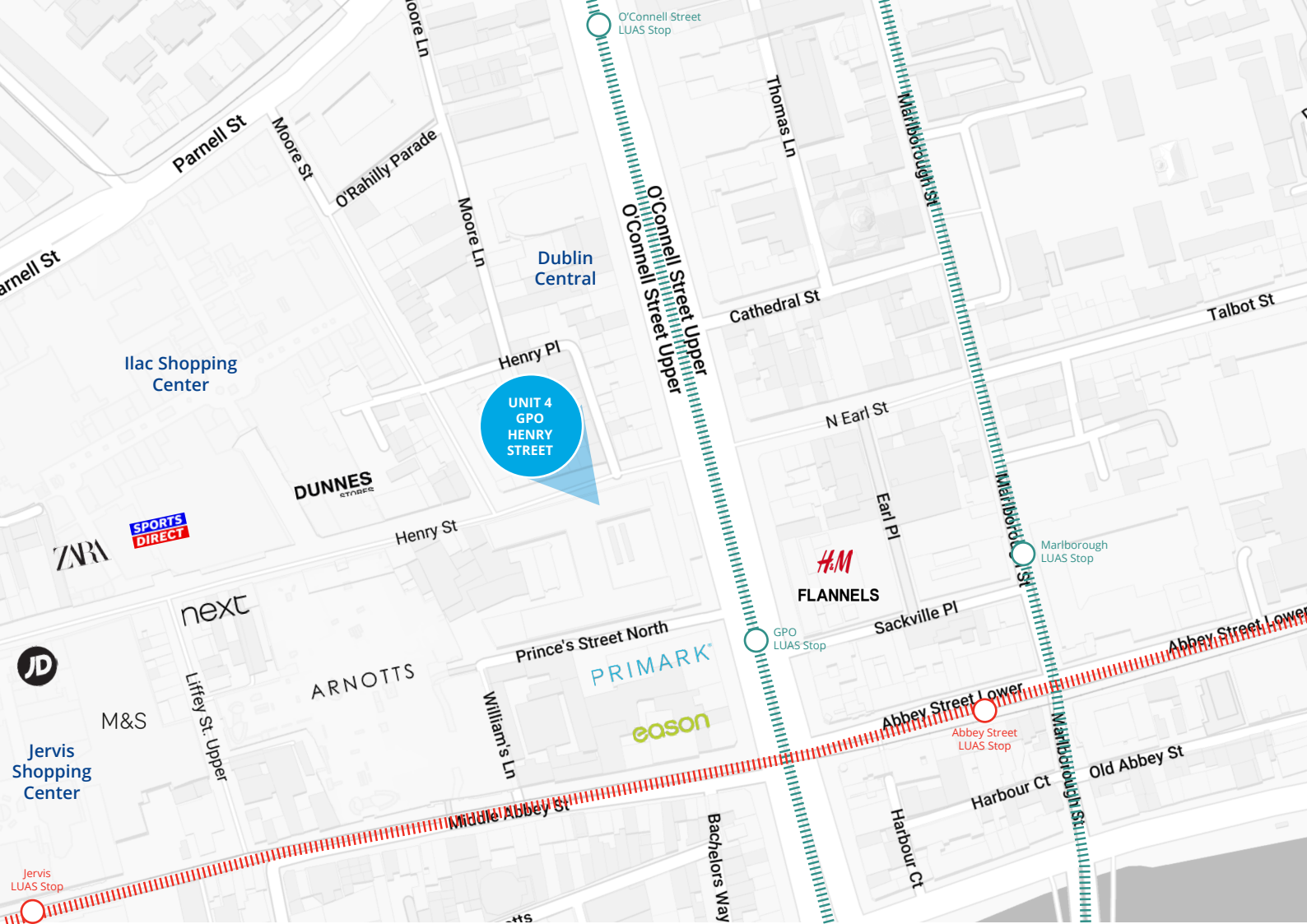
10 minutes



IFSC

15 minutes





TENURE

The property is available by way of a 200 year lease.

PRICE

Available on application

RATES

The Net Annual Valuation for the premises is €139,200, providing a rates bill for 2023 of €38,001.60.

The Dublin Town Business Improvement District Levy is €1,900

BER

BER EXEMPT

CONTACT

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