

# TWO HENRY STREET

TO LET - PRIME RETAIL  
OPPORTUNITY DUBLIN 1

Retail floor area extending to  
854 sq.ft. at ground floor level  
and 496 sq.ft. at first floor level



# TWO HENRY STREET

DUBLIN 1



Located on North Dublin's premier shopping street



ARNOTTS

The subject property is situated on one of the street's best pitches, opposite the Ilac centre and in between Arnotts and M&S



Benefits from approx. 5m of frontage on Henry Street

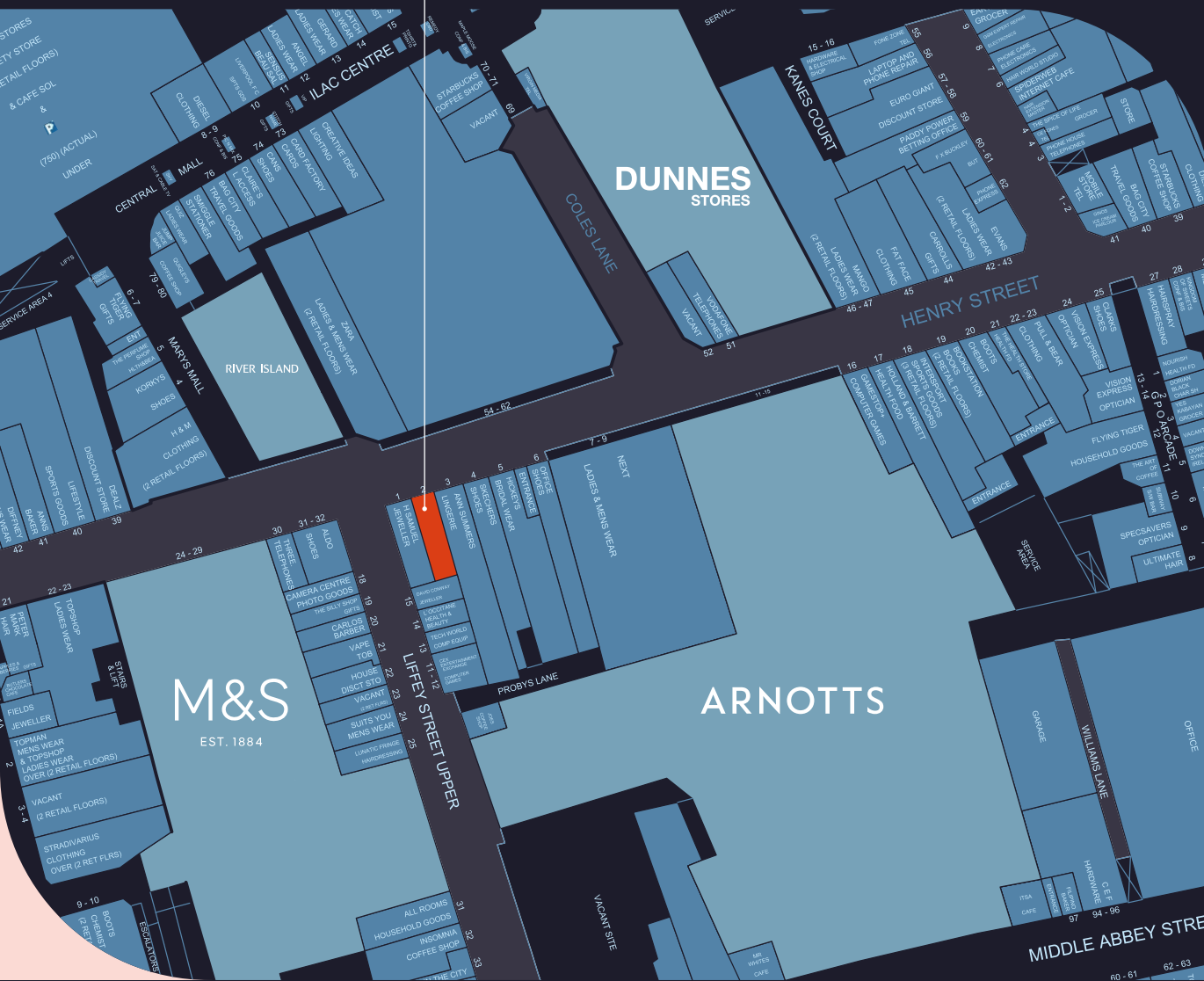


79 sq.m. (854 sq. ft.) of retail space extending to a total area of 249 sq.m. (2,685 sq.ft.) over four levels

# TWO HENRY STREET

DUBLIN 1

## Henry Street is one of Ireland's Prime Shopping Streets



### ARNOTTS

Home to the Selfridge's owned Arnott's, Ireland's largest department store, which extends to approximately 300,000 sq. ft.



3,000 car parking spaces in close proximity and is well serviced by public transport



Cross city luas is located nearby, estimated to carry 10 million passengers per annum



Footfall in excess of 17.5 million in 2019

Both national and international retailers are excellently represented on the street, including brands such as:

**DUNNES STORES**

**PENNEYS**

**M&S**  
EST. 1884

**ZARA**



**MANGO**



**RIVER ISLAND**



## The Stats

**TWO  
HENRY  
STREET**

DUBLIN 1

**5  
MILLION**

Population of Ireland  
(3rd highest growth  
rate in Europe)

**YOUNGEST  
POPULATION  
IN EUROPE**

**6.2  
MILLION**

projected population  
by 2050

**14.6  
GDP**

Growth in 2021

**11.2  
MILLION**

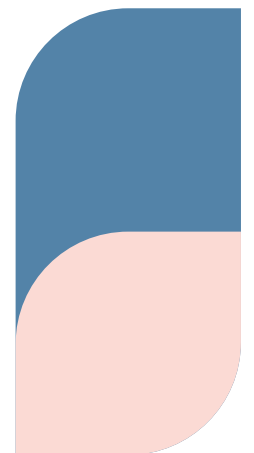
visitors spent €5.8 billion in 2019

**2.5  
MILLION**

people in employment  
(highest level ever recorded)

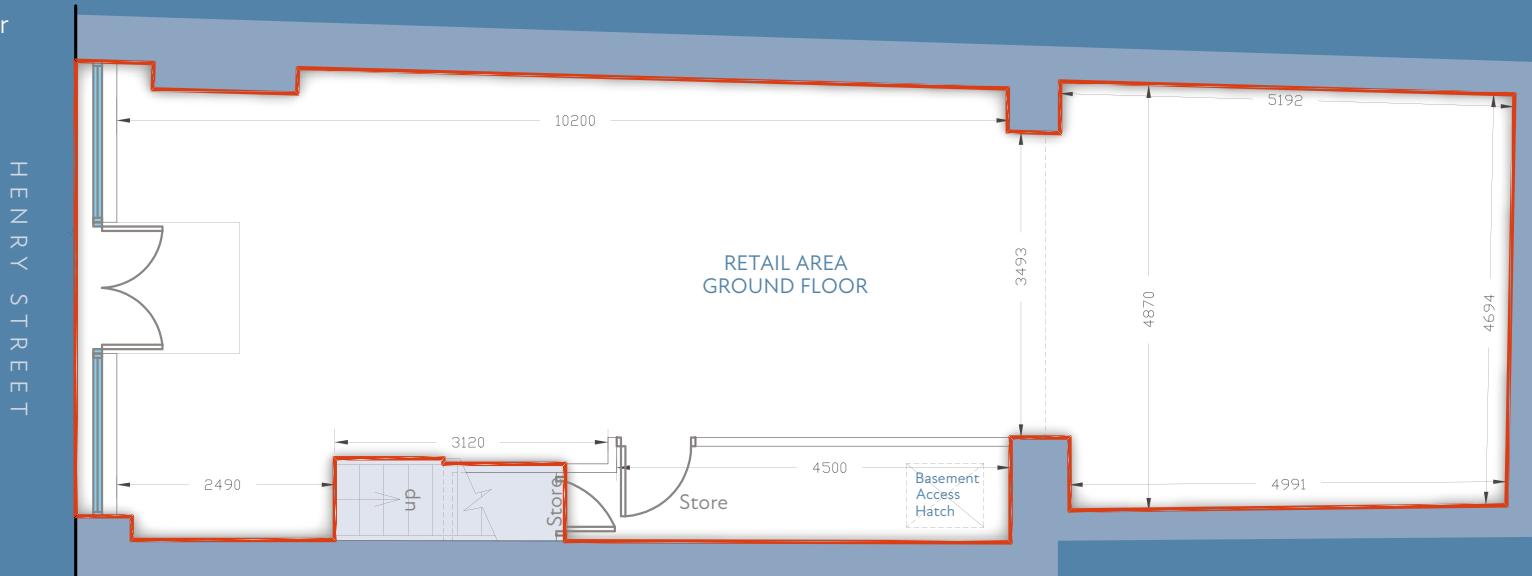


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DUBLIN 1

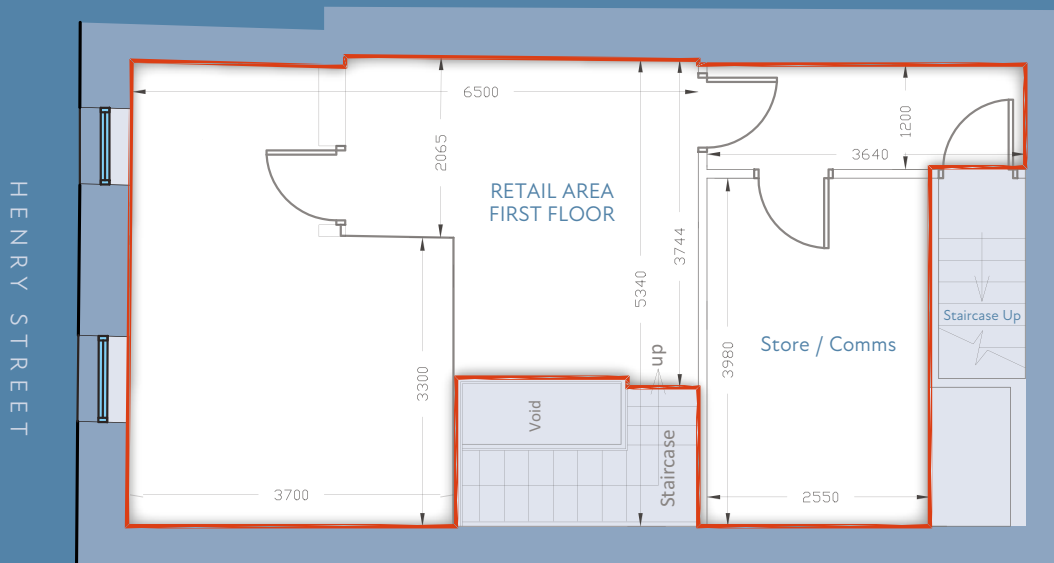


# Floor Plans

Ground Floor



First Floor



Accommodation Schedule

Floor	Use	Sq.Ft.	Sq.M.
Ground Floor	Retail	854	79.34
First Floor	Retail	496	46.08
<b>Total Retail</b>		<b>1,350</b>	<b>125.42</b>
Basement	Storage	468	43.48
Second Floor	Office	378	35.12
Third Floor	Office	489	45.43
<b>Total Office / Storage</b>		<b>1,335</b>	<b>124.03</b>

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DUBLIN 1

## AVAILABILITY

Available to let immediately by way of new lease on modern lease terms

Quoting terms on application

BIDS 2022 - €x,xxx

RATES 2022 - €38,914

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