



4 GRAFTON STREET
DUBLIN 2

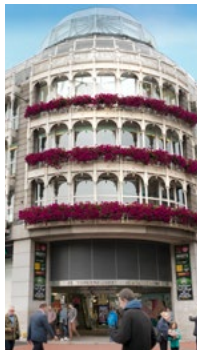
Unique Retail Opportunity Located
On Ireland's Premier Shopping Street





UNIQUE RETAIL OPPORTUNITY LOCATED ON IRELAND'S PREMIER SHOPPING STREET

47 Grafton Street offers c. 6.3 metres of frontage to Grafton Street.



The Property provides the following accommodation

Floor	>	NIA Sq.m
Basement	>	47.38
Ground	>	81.75
First	>	73.58
Second	>	36.98
Third	>	45.71
Total	>	285.4

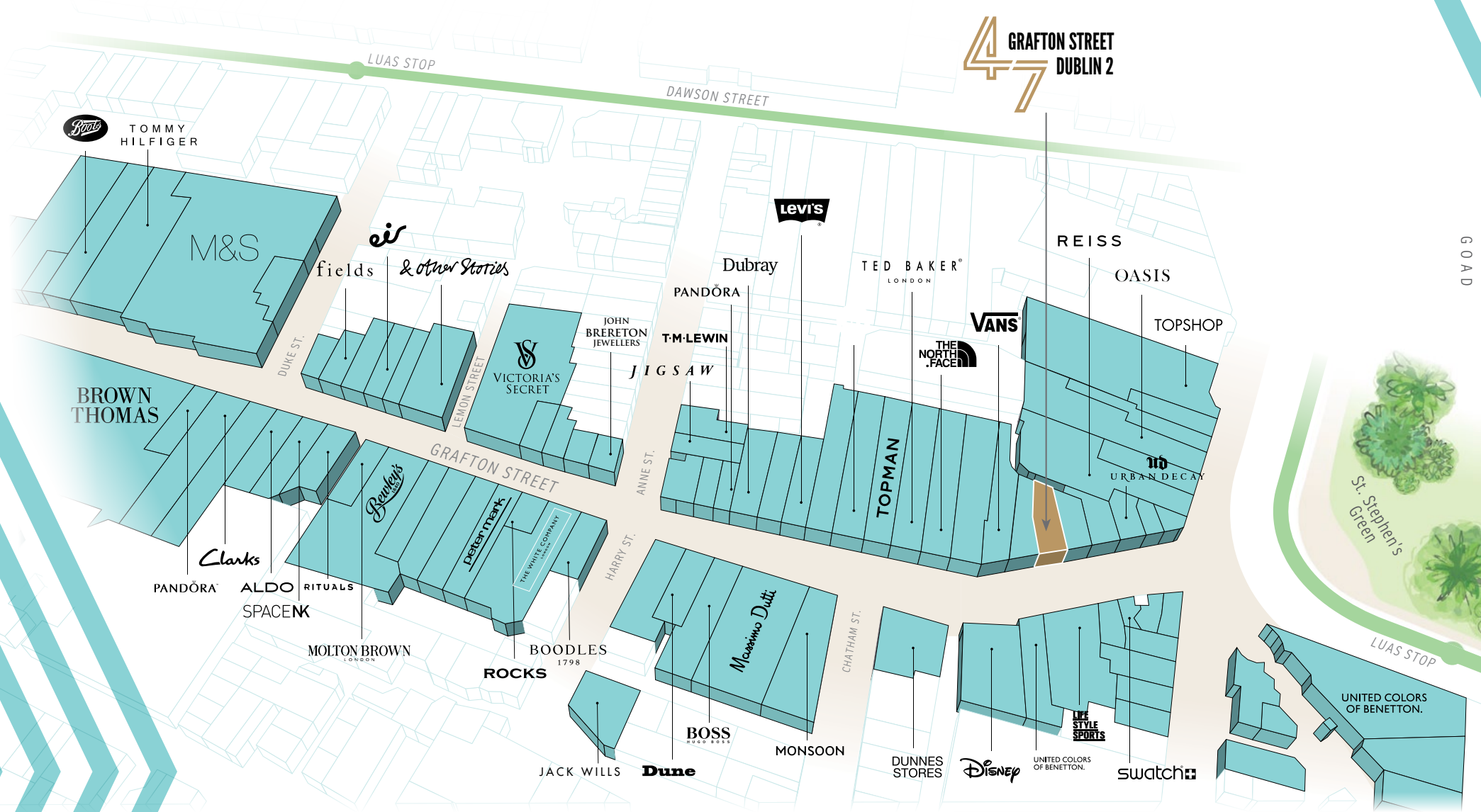
GRAFTON STREET - IRELAND'S PREMIER SHOPPING STREET

- > Benefits from over c. 25 million shoppers every year.
- > Is home to over 90 retail stores including brands such as Brown Thomas, Victoria's Secret, & Other Stories, Massimo Dutti, Hugo Boss, Tommy Hilfiger, M&S, Ted Baker, Space N.K, White Company and Rituals.
- > Luas Cross City Tram carries c.10 million passengers across Dublin City annually.

No. 47 is uniquely positioned near
St. Stephen's Green Luas Stop and
St. Stephen's Green Shopping Centre

47 GRAFTON STREET

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DUBLIN 2



GOAD

St. Stephen's
Green

LUAS STOP

UNITED COLORS
OF BENETTON.

GRAFTON STREET

47 GRAFTON STREET



GALLERY

No. 47 is uniquely positioned at the top of Grafton Street near St. Stephen's Green Luas Stop and St. Stephen's Green Shopping Centre



Footfall of c. 25 million per annum



2,500 car parking spaces within 1km



Grafton Street and surrounds is home to over 90 retail brands

CAPITALISE ON IRELAND'S POWERING ECONOMY



Population of
4.8 million
the 3rd highest growth
rate in Europe
(United Nations 2019)



**Youngest
Population**
in Europe
(IDA 2019)



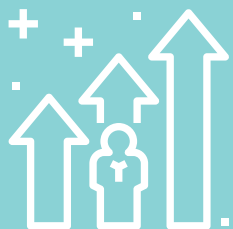
65.4%
of the population live in
Urban Areas. 1.35 million
people live in the
Local Dublin Area
(Census 2016)



5.75 million
projected
population
by 2040
(IDA Ireland 2019)



2.3 million
people in employment
– highest level
ever recorded
(CSO 2019)



129% rise
in Consumer
Confidence Since
2008
(CSO 2019)



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



**6.2% GDP
Growth**
during 2018 out
performing UK,
US and EU



**10.6 million
visitors**
spent €6.8 billion
in 2018
(Failte Ireland)

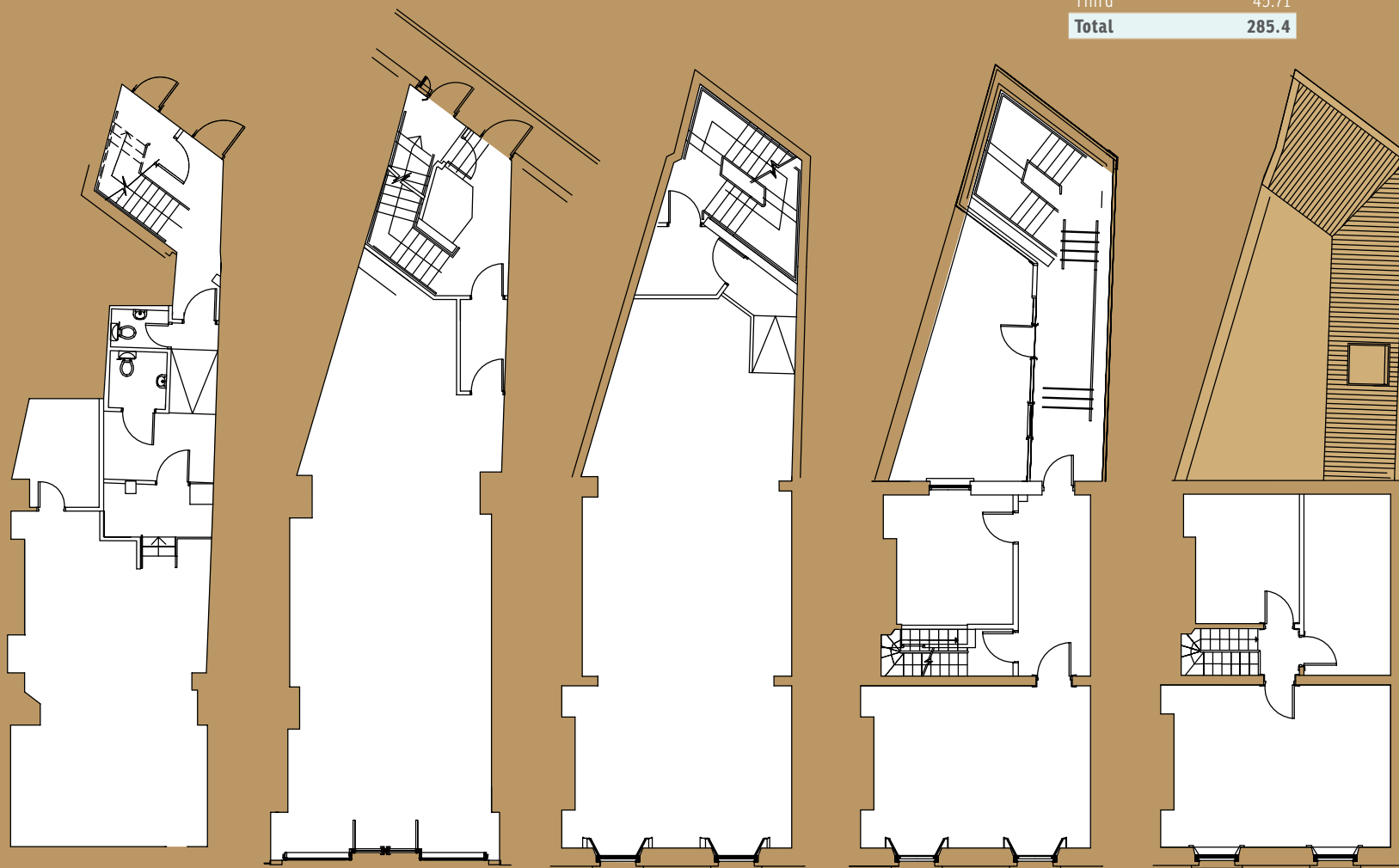


Tourism Spend
up 6%
(YoY)
(Failte Ireland)

FLOOR PLANS

- > Available To Let Immediately > Quoting Rent On Application
- > Local Authority Rates Payable for 2019 c. €48,859

Floor	NIA Sq.m
Basement	47.38
Ground	81.75
First	73.58
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Third	45.71
Total	285.4



Basement

Ground Floor

First Floor

Second Floor

Third Floor

47 GRAFTON STREET

THE PROPERTY

4 GRAFTON STREET DUBLIN 2

Unique Retail Opportunity Located On Ireland's Premier Shopping Street

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