



SEVENTY TWO

GRAFTON STREET

DUBLIN 2

Prime high street retail investment opportunity



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INVESTMENT HIGHLIGHTS

A unique opportunity to acquire a flagship retail property in the best location on Ireland's most prominent retail street.



CENTRAL PLAZA DUBLIN



GRAFTON STREET

BROWN THOMAS

WEIR & SONS
EST. 1861

SKECHERS

M&S
EST. 1884

Brewer's
1846

VICTORIA'S SECRET

ROYAL HIBERNIAN WAY

WESTBURY HOTEL

Massimo Dutti

LIFE STYLE SPORTS

LEGO

ST. STEPHEN'S GREEN SHOPPING CENTRE

ST. STEPHEN'S GREEN

8,243 sq ft (NIA)
prime high street floor space

3,078 sq ft (NIA) approx.
ground floor retail space

€570,000
passing rent per annum

- Landmark high street property located on Ireland's premier shopping street
- Extending to a total area of approx. 8,243 sq ft NIA of prime high street floor space across three floors
- Including an impressive approx. 3,078 sq ft NIA of ground floor retail space
- Double height entrance with stunning vaulted ceiling to rear
- Goods inwards access and elevator to rear of property
- Approx. 7 metre wide glazed shopfront
- Current passing rent of approx. €570,000 per annum
- Remaining lease term of approx. 9.5 years to expiry
- Remaining lease term of approx. 4.5 years to the nearest break
- Strong tenant covenant with UK parent company guarantee in place
- Tenant not affected

CENTRAL LOCATION

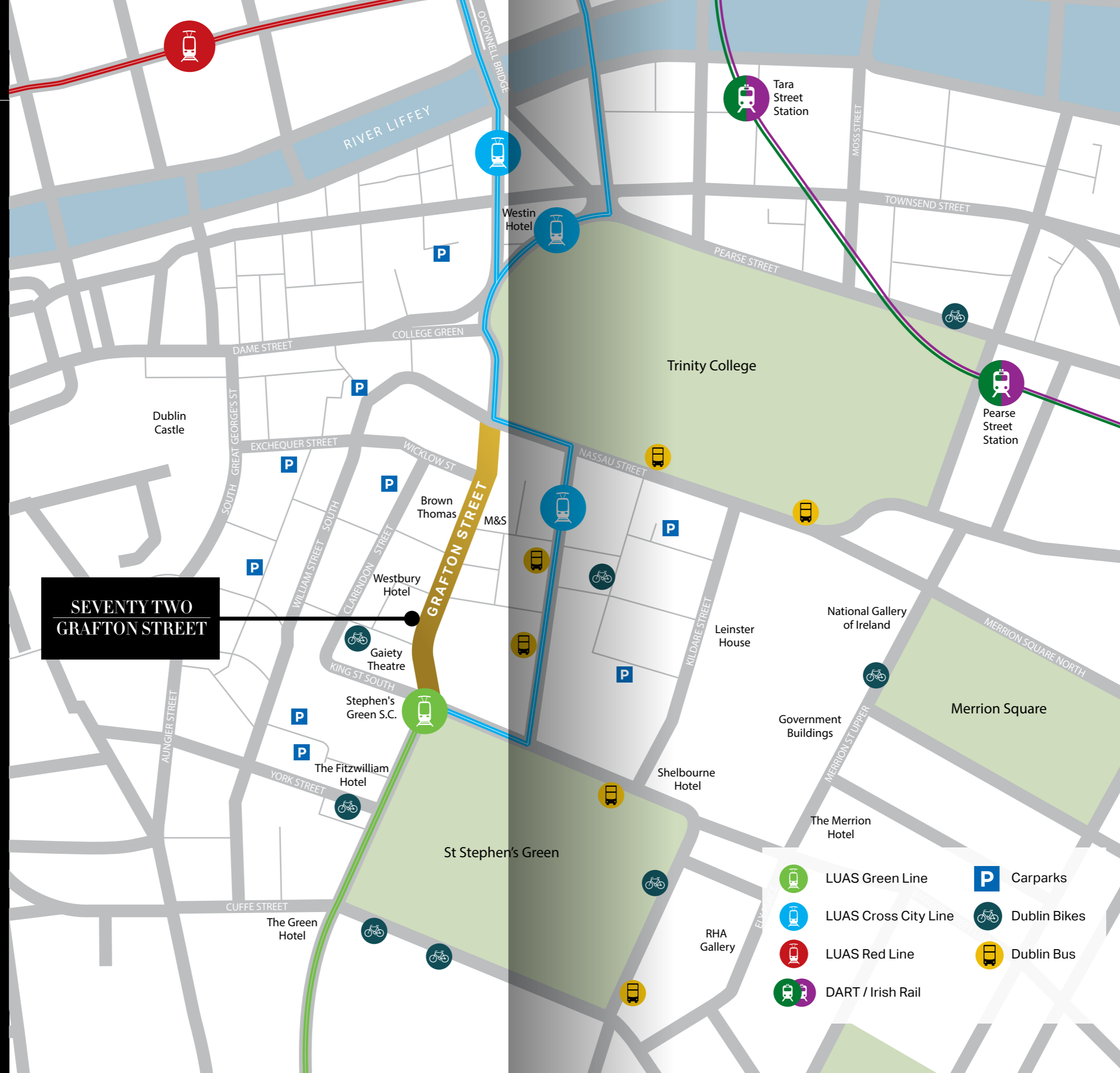
Grafton Street is Dublin's premier shopping destination located in the heart of the City Centre. The wider surrounding area is an eclectic mixed-use centre comprising high-end restaurants, pubs, hotels, retail outlets and office space.

Grafton Street is readily accessible by private and public modes of transport. The LUAS Green line provides access to the south suburbs while the LUAS Cross City provides access to the north.

The Grafton Street area is well served by car with nine public car parks providing approximately 3,222 car spaces. Seven of these facilities are a five minute walk or less from the property, including Q-Park St. Stephen's Green, Grafton Carpark at Clarendon Street and Park Rite Drury Street, providing over 1,900 car spaces between them.

WITHIN EASY REACH

	WALKING	CYCLING
St. Stephen's Green	1 min	-
Luas St. Stephen's Green	1 min	-
Luas Trinity	5 min	3 min
DART Tara Street	14 min	7 min
Grand Canal Dock	20 min	8 min
IFSC	20 min	11 min
Convention Centre	24 min	11 min
Sir John Rogerson's Quay	24 min	10 min



TRANSPORT & CONNECTIVITY

IN THE IMMEDIATE AND SURROUNDING AREA

3,222
Car spaces

9
Carparks

LUAS
Cross city

12
Dublin Bikes stations

26
Bus stops

GRAFTON STREET

Dublin's prime retail destination

22m

Visitor footfall

Grafton Street reported footfall of approx. 22 million visitors over the 12 months to end-Q1 2023.

3,222

Carpark spaces in proximity

Nine multi-storey/underground car parks in Grafton Street vicinity with over 3,222 spaces (approx.)

LUAS

Light rail

LUAS Cross City provides ready access to light rail public transport with stops on St. Stephen's Green, Trinity College and Dawson Street.

€36.75bn

Purchasing power

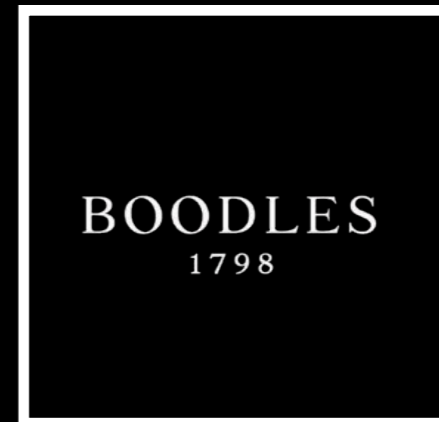
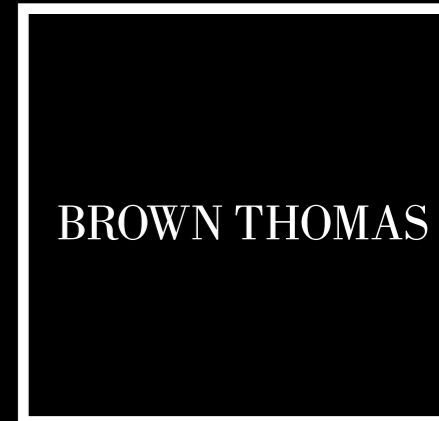
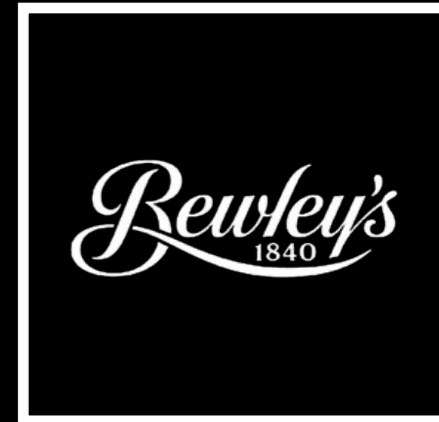
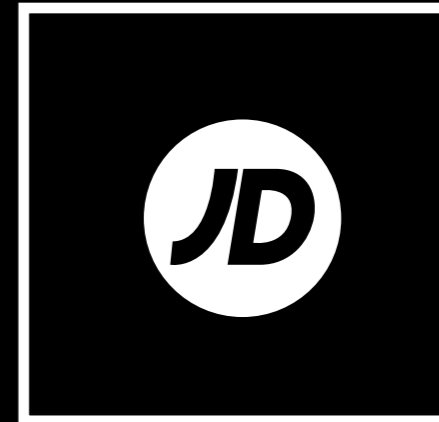
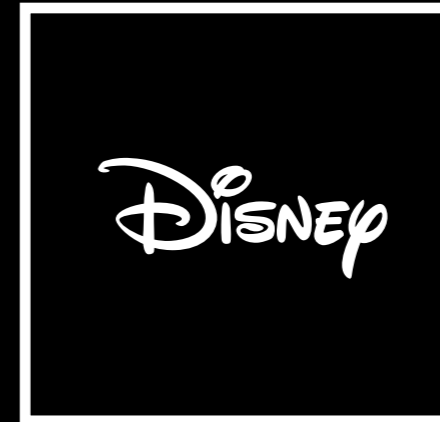
Population of 1,432,649 within 30 minutes of Grafton Street with a purchasing power of €36.75 bn.

(Source ESRI)

34m

Annual passengers

The LUAS line carries over 34 million passengers per annum to / from the city centre.



PERFECTLY POSITIONED



SEVENTY TWO GRAFTON STREET

€480 ITZA
Lease start date
March 2023

RENT REVIEW

Dr. AirWear Mariens

€500 ITZA
Lease start date
August 2022

OPEN MARKET LETTING

LEGO

€575 ITZA
Lease start date
March 2022

OPEN MARKET LETTING

€475 ITZA
Lease start date
July 2022

OPEN MARKET LETTING

VICTORIA'S SECRET

€500 ITZA
Lease start date
January 2022

RENT REVIEW

SKECHERS

€440* ITZA
Lease start date
July 2022

OPEN MARKET LETTING

*13 - 14 Grafton Street is a wide shallow unit with loading required to Zone A rent for comparison purposes.



SEVENTY TWO GRAFTON STREET

THE ASSET

72 Grafton Street is a four storey over basement retail unit which extends to 819.22 sq m (8,818 sq ft). Situated on the prime stretch of Grafton Street with optimal positioning opposite South Anne Street, 72 Grafton Street offers a sizable lease area of 765.80 sq m (8,243 sq ft) over three floors (ground, first and basement).

The unit underwent a significant refurbishment programme prior to The White Company occupying the unit in 2018 and provides one of Grafton Street's most impressive interiors including a fully restored vaulted ceiling. The unit provides a rare double height entrance and a generous seven meters (approx.) of frontage onto Grafton Street.

COVENANT

THE WHITE COMPANY
LONDON

The White Company (U.K.) Ltd. is a UK registered company with a Dun & Bradstreet rating of 4A 2. It has been in operation for 31 years and reportedly employs approximately 1,690 employees.

The White Company has reported an impressive €320 million in annual sales for year end 2022 including a growing year-on-year net profit over the last four years. The company has a robust balance sheet with strong retained profits of €48 million for year end 2022.

TITLE

Freehold / Long leasehold.

BER RATING

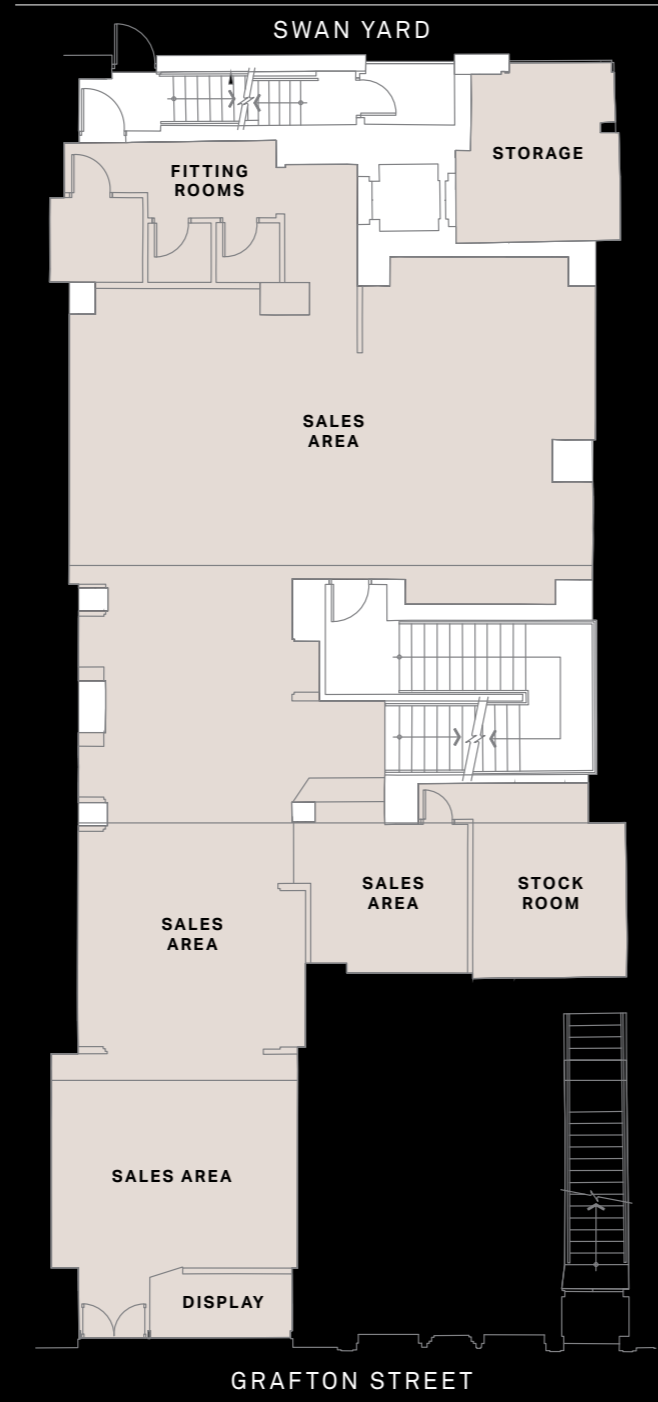
BER B3

TENANCY DETAILS

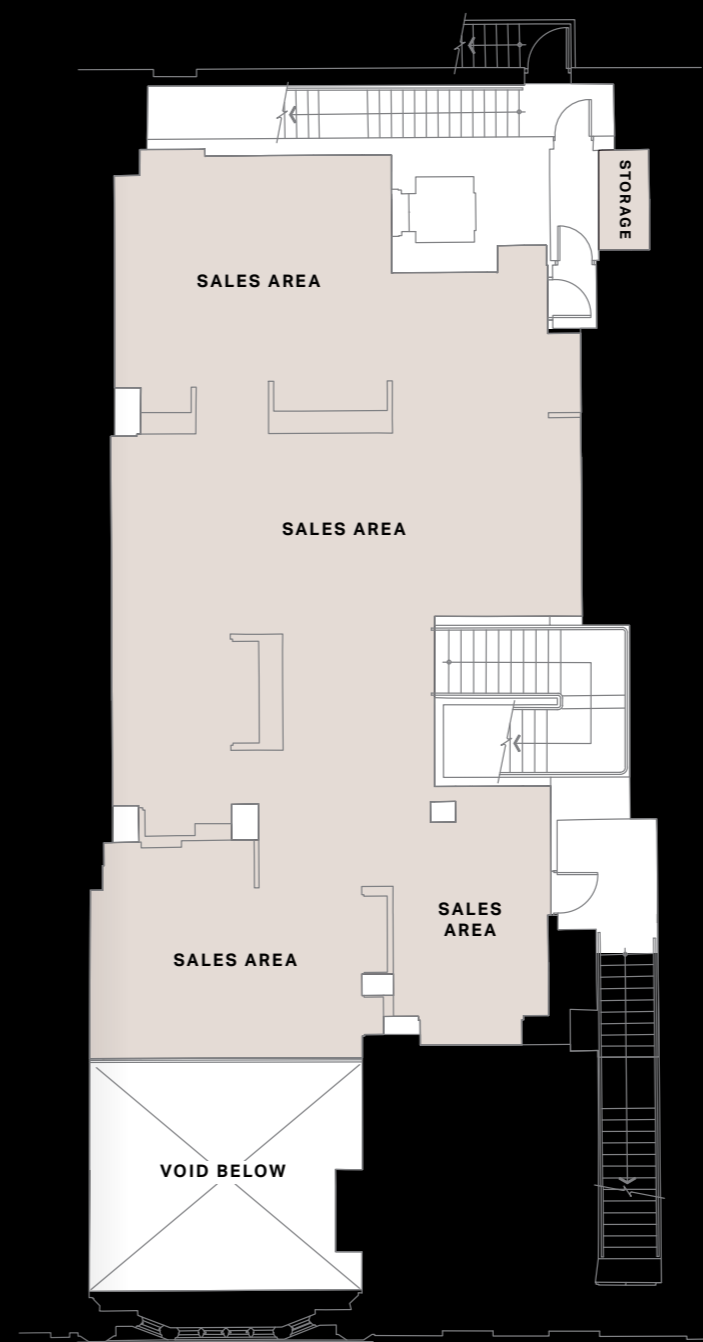
TENANT	GUARANTOR	DEMISE	FLOOR AREA (SQ FT)	GROUND FLOOR AREA (SQ FT)	GROUND FLOOR AREA ITZA (SQ FT)	CURRENT RENT	LEASE START DATE	NEXT REVIEW	BREAK DATE	LEASE EXPIRY	REVIEW TYPE
TWC Retail (Ireland) Limited	The White Company (U.K.) Limited	Entire	8,818	3,078	970	€570,000	01/03/2018	29/02/2028	29/02/2028	28/02/2033	Market

FLOOR PLANS

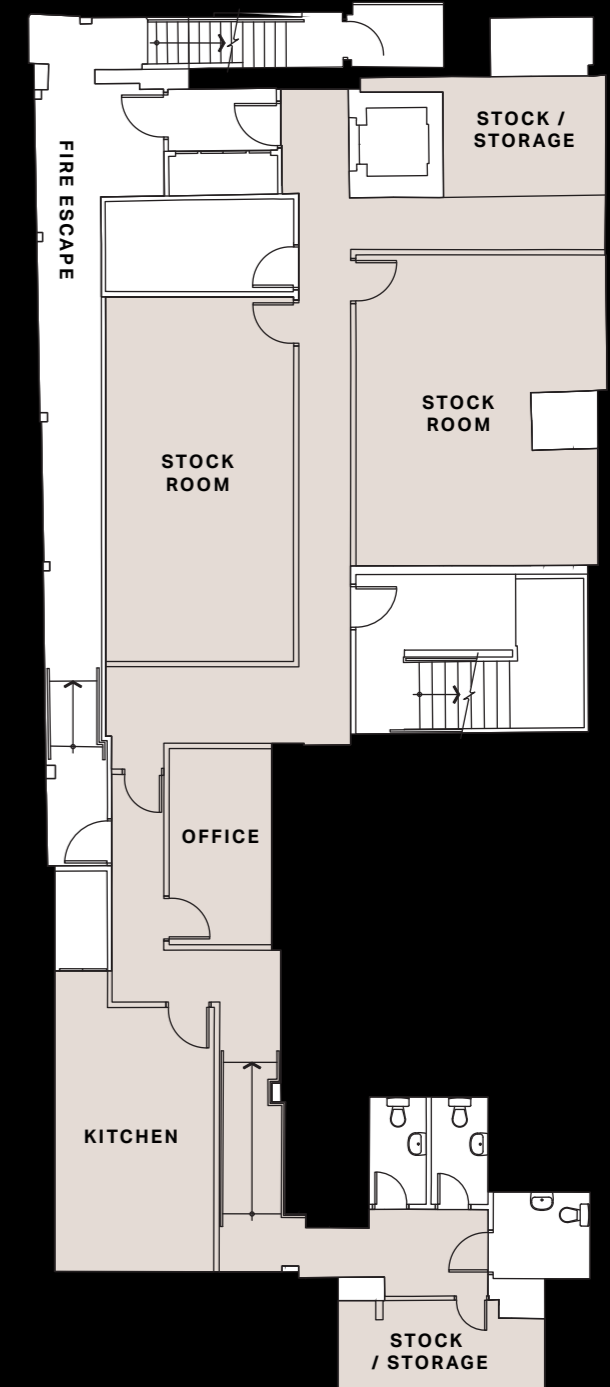
GROUND FLOOR



FIRST FLOOR



BASEMENT



IRISH RETAIL MARKET

22m

Visitor footfall

Grafton Street reported footfall of approx. 22 million visitors over the 12 months to end-Q1 2023.

3.1%

Growth in employment

Employment in Dublin rose by 3.1% through Q2 2023, with the unemployment rate at 4.1%.

Economic growth well above EU average

Ireland is experiencing economic growth well above the EU average.

4.3%

Growth of earnings

Average weekly earnings rising by 4.3% y/y.

2.2%

Growth in Q1 2023

Output rose by 2.2% through Q1 2023, with forecasted full-year growth of 5.5% in 2023 (Figure 1) and a further 5.0% in 2024.

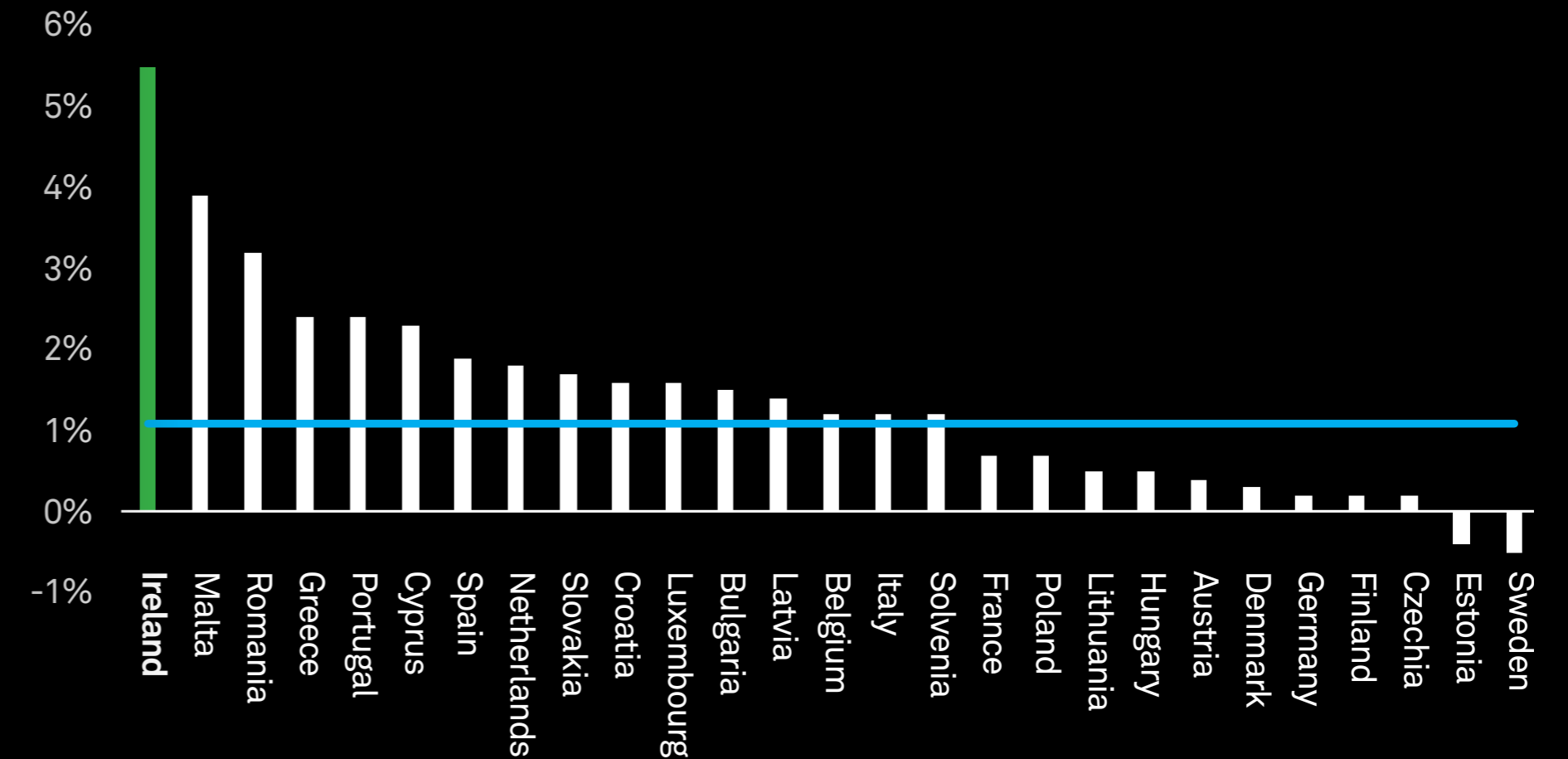
5.1%

Real personal consumption growth

Real personal consumption expenditure growth is strong at 5.1% y/y.

Irish retail market (continued)

Figure 1 Forecast GDP Growth in 2023



Source: European Commission

— Euro Area

Irish retail market (continued)

Figure 2 Consumer Sentiment Index, 3-Month Moving Average



15.2%

Consumer sentiment index growth

The consumer outlook has been steadily improving since the start of the year, with the index up 15.2% y/y.

Table 1 Consumer Economy Dashboard

INDICATOR	LATEST PUBLICATION	LATEST % CHANGE Y/Y	1 YEAR AGO % CHANGE Y/Y
HICP Inflation	JUNE 2023	4.8	9.6
Retail Sales	JUNE 2023	7.6	-8.4
Real VAT Receipts	JUNE 2023	7.0	15.7
Consumer Credit Outstanding Balances	JUNE 2023	5.6	2.3
Consumer Sentiment (3MMA)	JULY 2023	15.2	-35.3
Live Register	JUNE 2023	-1.0	6.6
Real Personal Consumption Expenditure	Q1 2023	5.1	18.6
Real Gross Household Disposable Income	Q1 2023	-0.5	2.5
Real Average Gross Earnings	Q1 2023	-3.1	-3.6
Household Net Worth	Q4 2022	6.9	15.9
Irish Resident's Expenditure On Domestic Travel	Q4 2022	9.8	-
Total Employment	Q1 2023	4.1	12.3

Sources: CSO, CBI, Credit Union, Dept. of Finance.

CONTACT DETAILS

SELLING AGENT



Savills
33 Molesworth Street
Dublin 2

PSRA No.: 002233

savills.ie

Fergus O'Farrell
+353 (0)1 618 1311
Fergus.OFarrell@savills.ie

John Earley
+353 (0)1 618 1766
John.Earley@savills.ie

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through sole selling agent Savills.

BER RATING



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GRAFTON STREET

DUBLIN 2



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