

TO LET

**PRIME RETAIL
OPPORTUNITY**



45 Henry Street

Dublin 1

IPUT

Location

The subject property occupies a superb position on Henry Street, North Dublin's premier retail street.

The street attracts in excess of **52 million shoppers annually** being a highly sought after location and is home to a host of premium national and international brands providing an excellent mix of user types. The street boasts **2 shopping centres** Jervis and Ilac and Ireland's largest department store Arnotts which extends to approximately 50,000 sq m.

H&M	RIVER ISLAND	ZARA
1	2	3
DEBENHAMS	MANGO	2 SWAROVSKI
4	5	6
ARNOTTS EST. 1843	SKECHERS	M&S EST. 1884
7	8	9
TOPSHOP	FOREVER 21	
10	11	



The opportunity

45 Henry Street presents an amazing opportunity to acquire a prime retail unit on one of Ireland's leading High Streets.

Providing a gross internal area of approx. **232 sq m (2,495 sq ft)** of space on ground floor level, this high profile retail unit will without a doubt appeal to both national and international retailers.

- » Prime Retail Opportunity on **North Dublin's leading High Street**
- » Ground Floor area extending to approximately **232 sq m**
- » Substantial Frontage of approx. **9.1 metres** onto Henry Street
- » Directly opposite **Arnotts Department Store**, now part of the Brown Thomas / Selfridges Group
- » The Henry Street area will benefit greatly from the completion of the **Luas Cross City** project which is due to be completed by Q4 2017



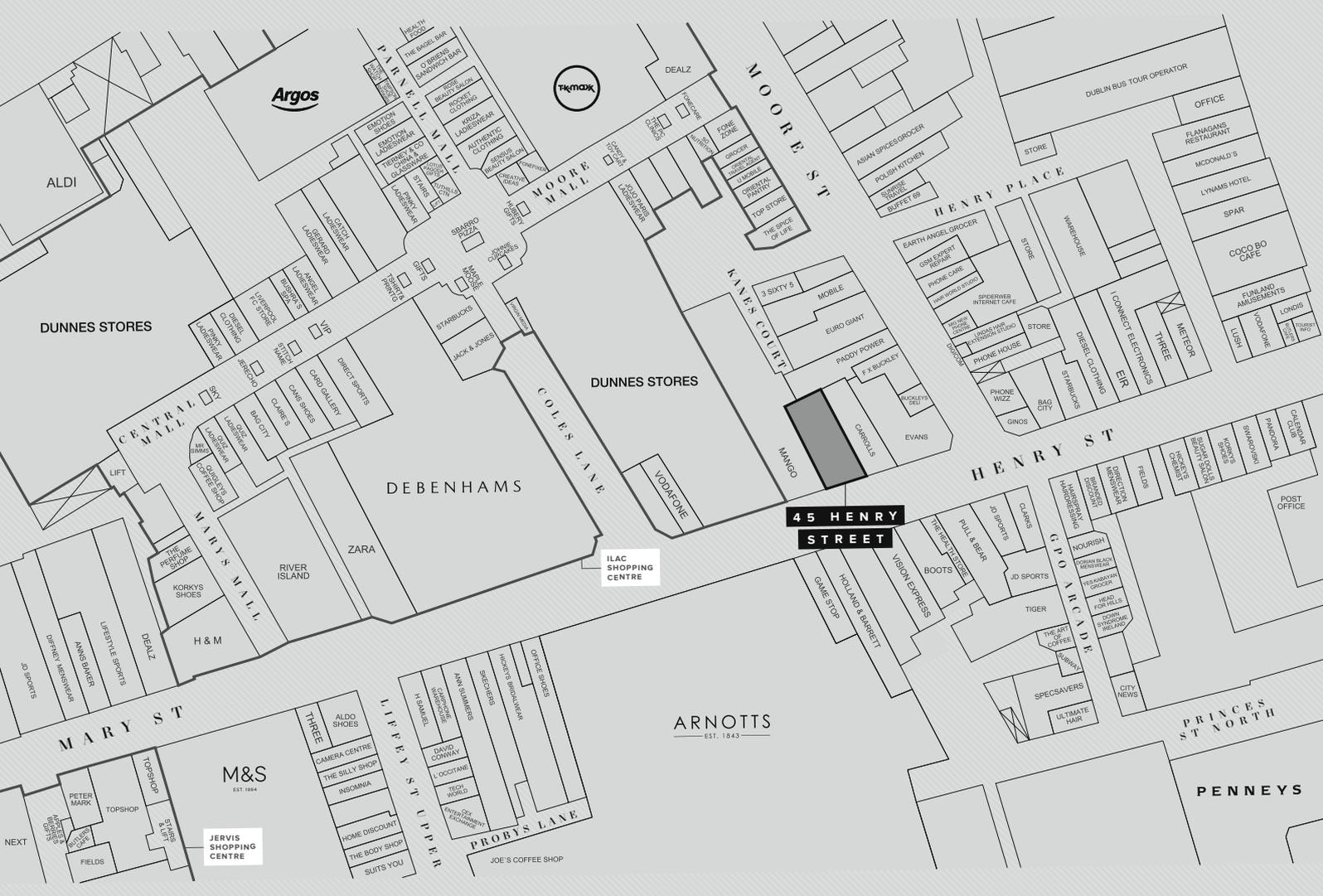
Description

The attractive two storey over basement mid-terrace building extends to approximately **402 sq m (4,329 sq ft)** comprises of retail on ground floor level, stores in the basement and ancillary space at first floor. The subject property benefits from frontage of approximately **9.1m on Henry Street**. The unit would be suitable for a variety of uses subject to planning permission.

Floor	Sq m	Sq ft
Ground Floor	232	2,497
First Floor Staff Areas	46	495
Basement	124	1,335
Total	402	4,327
Frontage	9.1	

*Gross Internal Areas

All interested parties are specifically advised that they satisfy themselves as to the accuracy of the floors provided.



Contact and further information

Lease

The property is available on modern new lease terms

BER



Viewing

Strictly by appointment through joint agents Savills and Colliers

Joint Letting Agents



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