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GRAFTON STREET

FLAGSHIP HIGH-STREET RETAIL INVESTMENT  
FOR SALE BY PRIVATE TREATY (TENANT UNAFFECTED)

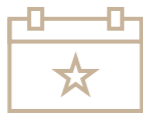
PRIME POSITION ON  
IRELAND'S PREMIER  
RETAIL STREET



# Investment Highlights



Four storey over basement double fronted retail unit extending to approximately 1,546 sq m (16,640 sq ft)



Unexpired lease term of c. 3.6 years to expiry



Annual rent of €1,085,000 (GF ITZA of €489 psf)



Sizeable retail trading area of 760.8 sq m (8,188 sq ft) over ground and first floors



Long standing tenant profile with a Grade A covenant (D&B Rating of 5AA3)



Exceptional 14.44 metres (approximately) of frontage onto Grafton Street



Situated on the prime stretch on the upper end of Grafton Street adjacent to Chatham Street



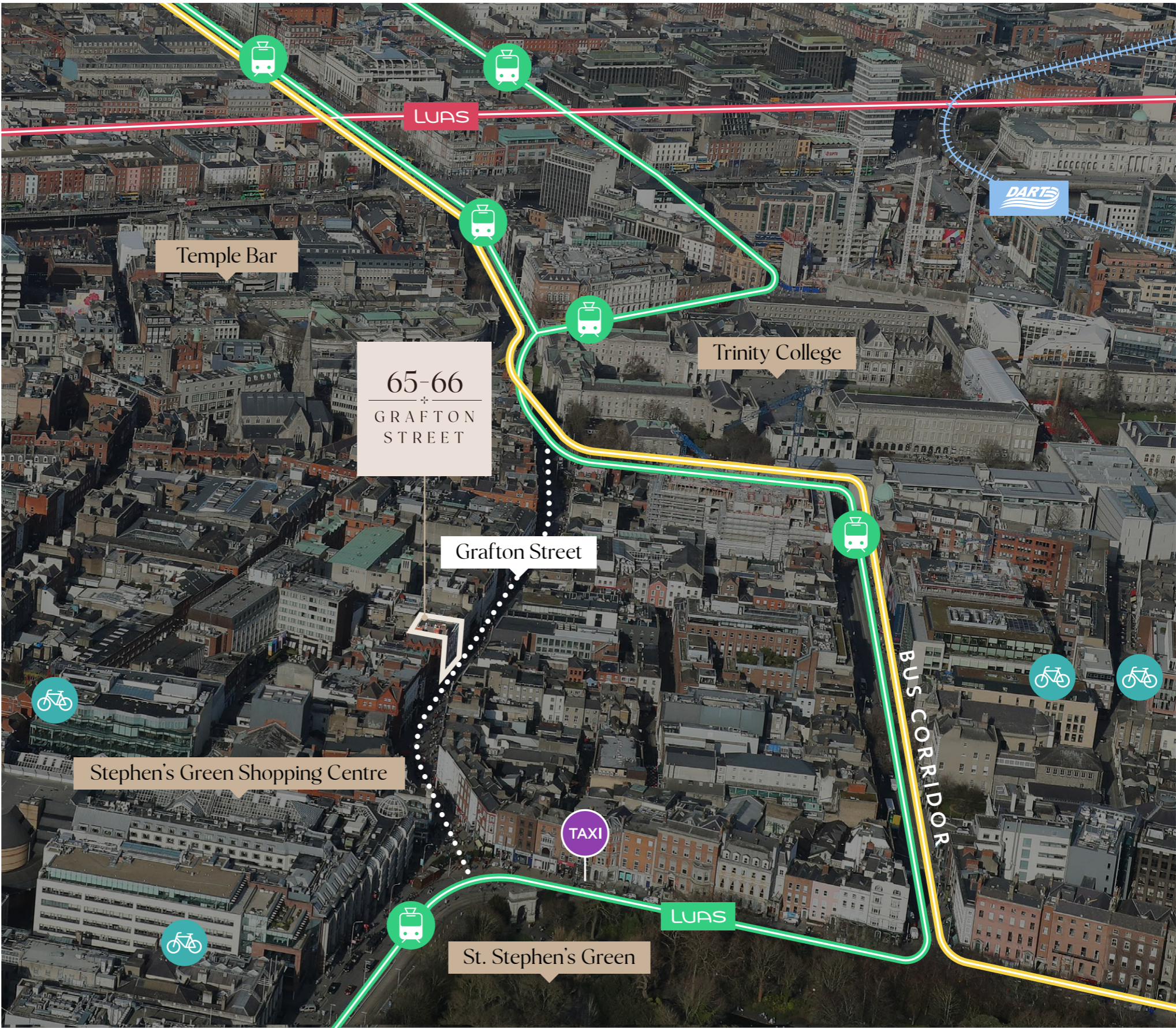
# Location

Grafton Street is Dublin’s premier shopping destination, located in the heart of the city centre.

Grafton Street is readily accessible by private and public modes of transport. The Luas Green Line provides access to the north and south suburbs.

The Grafton Street area is home to numerous international retailers such as Alo Yoga, Canada Goose, Hugo Boss, Victoria’s Secret and more. There is limited vacancy on the street highlighting the strength of location being Ireland’s most sought-after high street shopping destination.

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





O'Connell Street

Custom House

IFSC

# Notable Occupiers

Tara Street

Temple Bar

MANGO

Trinity College



RIVER ISLAND

BROWN THOMAS

*Subdued*

ARKET

THE WESTBURY

Massimo Dutti

CANADA GOOSE

HUGO BOSS

alo



VICTORIA'S SECRET

Disney store

LEGO

THE NORTH FACE

ZARA

LIFE STYLE SPORTS

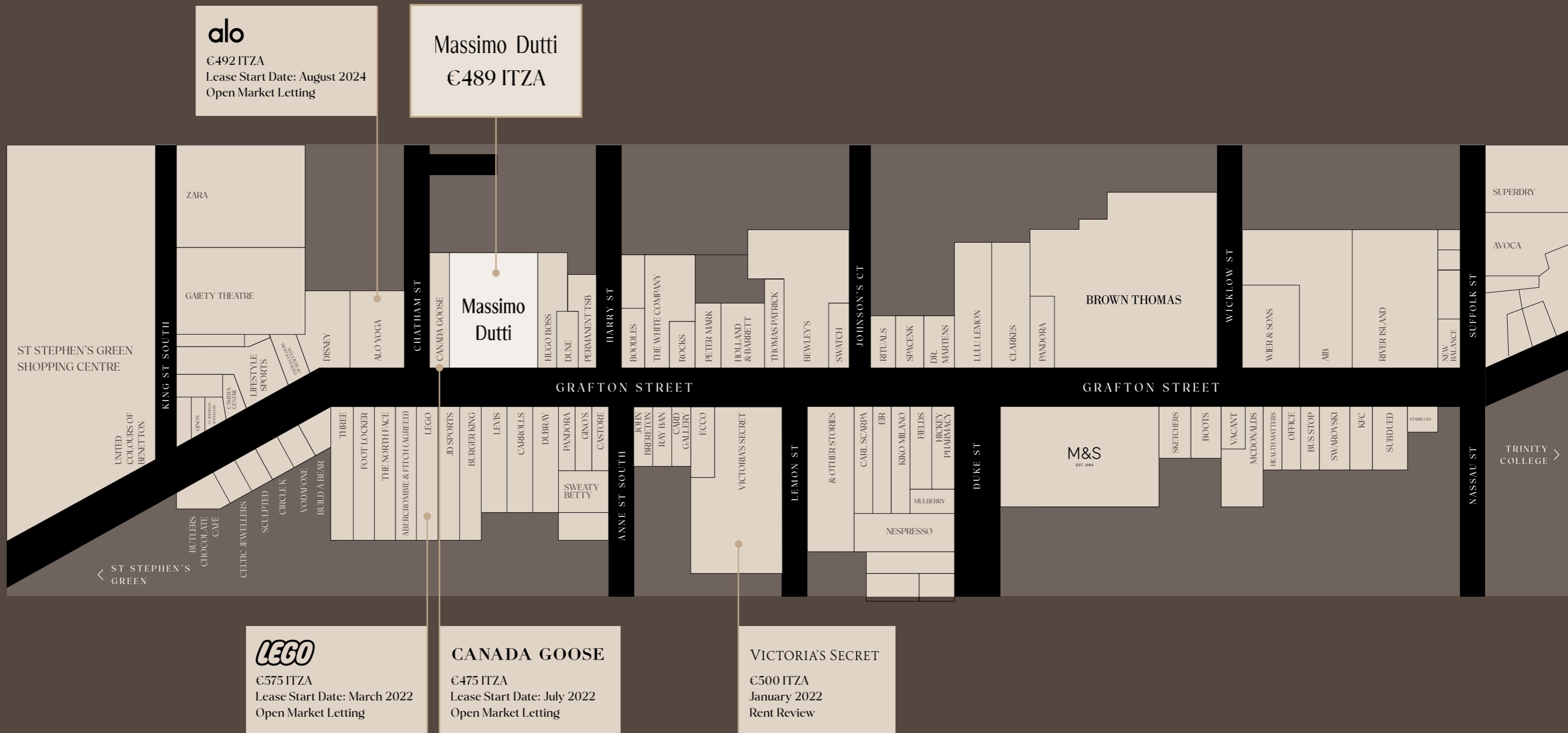
Stephen's Green Shopping Centre

Dawson Street

Royal College of Surgeons in Ireland

St. Stephen's Green

# Prime Grafton Street Location: NEARING 100% OCCUPANCY



# Tenancy Details

TENANT	'ITX RETAIL IRELAND LIMITED', PARENT COMPANY GUARANTEE FROM "ITX MERKEN B.V."	
Demise:	Entire	
Floor Area (sq ft):	16,640	
GF Area (sq ft):	4,068	
GF Area ITZA (sq ft):	1,643	
Current Rent:	€1,085,000	
GF ITZA:	€489 psf	
Lease Start Date:	16/09/2013	
Lease Expiry:	15/09/2028	

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## COVENANT

### Massimo Dutti

Massimo Dutti is a subsidiary of Inditex, the Spanish multinational group, which is one of the world’s largest and most prominent fashion retailers. Massimo Dutti operate over 800 stores across 76 countries.

The entire asset is single let to “ITX Retail Ireland Limited’ T/A Massimo Dutti. The lease has the benefit of a parent company guarantee from “ITX Merken B.V.” The guarantor provides significant covenant strength with a D&B rating of 5AA3 and an indicative net worth in excess of €1.387 billion.

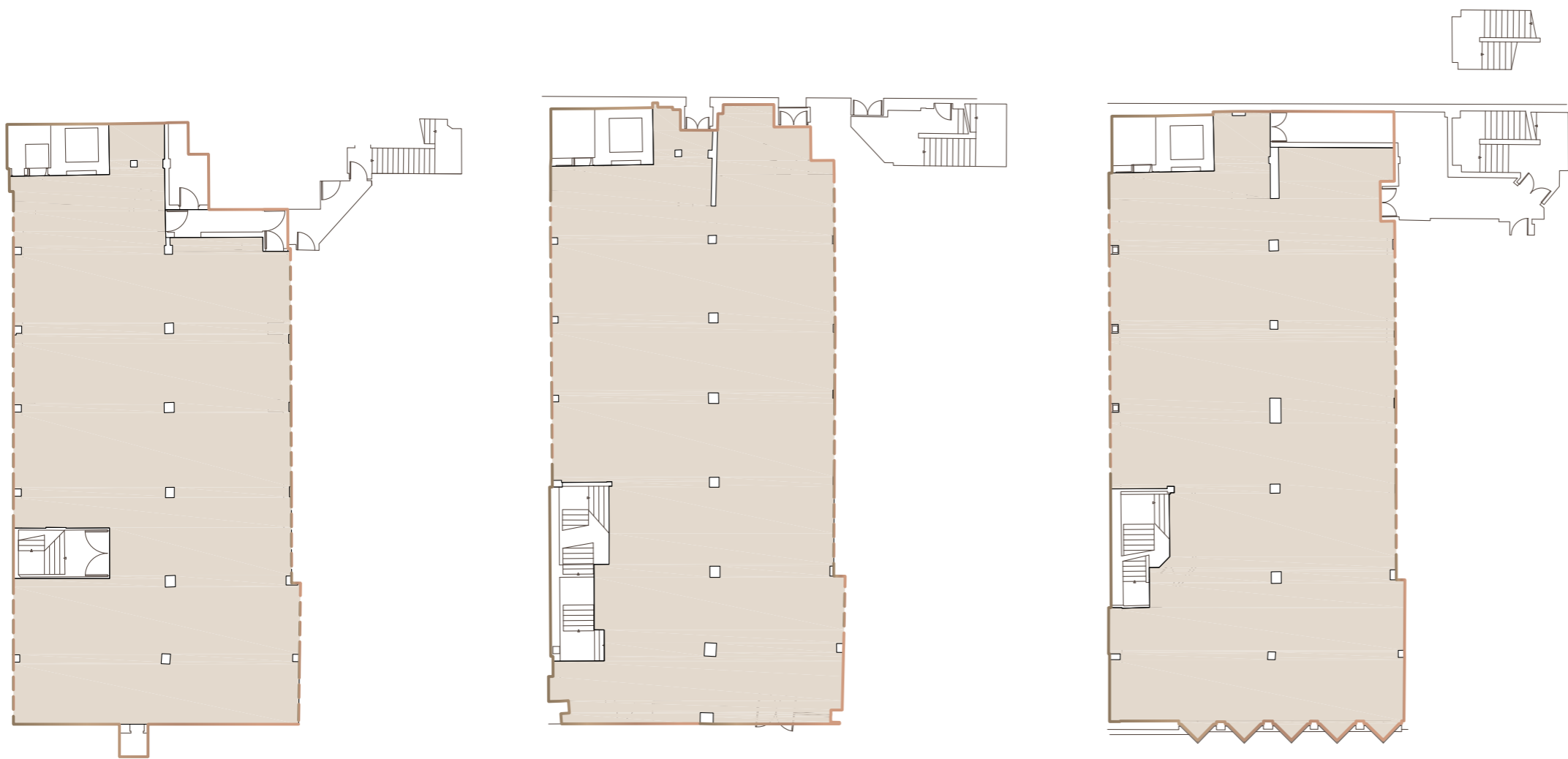
Massimo Dutti’s decision not to exercise their 2023 break option reflects their confidence in both the prestigious Grafton Street location and the asset itself.

This property holds strategic importance for Inditex, as Zara utilises the two upper floors for storage of stock.





# Floor Plans



BASEMENT  
(RETAIL/STORE)

3,650 sq ft

GROUND  
(RETAIL)

4,068 sq ft

FIRST  
(RETAIL)

4,120 sq ft

## Schedule of Accommodation:

FLOOR	USE	AREA SQ M	AREA SQ FT
Ground	Retail	377.93	4,068
Basement	Store	339.10	3,650
First	Retail	382.76	4,120
Second	Store	354.43	3,815
Third	Store	91.60	986
Total:		1,546	16,640

*\*All prospective purchaser's are advised to satisfy themselves as to the accuracy of the above measurements.*

*\*Floor plans provided on an indicative basis only.*

# Irish Retail Market

21 million  
APPROX. VISITOR  
FOOTFALL

Grafton Street reported footfall of approx. 21 million visitors over the 12 months to end Q4 2024

€9 billion  
PURCHASING  
POWER

Population of 255,063 within 15 minutes of Grafton Street with a purchasing power of €9bn

alo

M&S

BROWN THOMAS



CANADA GOOSE

VICTORIA'S  
SECRET

HUGO BOSS



4.1%  
GROWTH OF  
EARNINGS

Average weekly earnings rising by 4.1% y/y

12.3%  
CONSUMER SENTIMENT  
INDEX GROWTH

The consumer outlook has been steadily improving since the start of the year, with the index up 12.3% y/y

Subdued



WEIR & SONS

MANGO



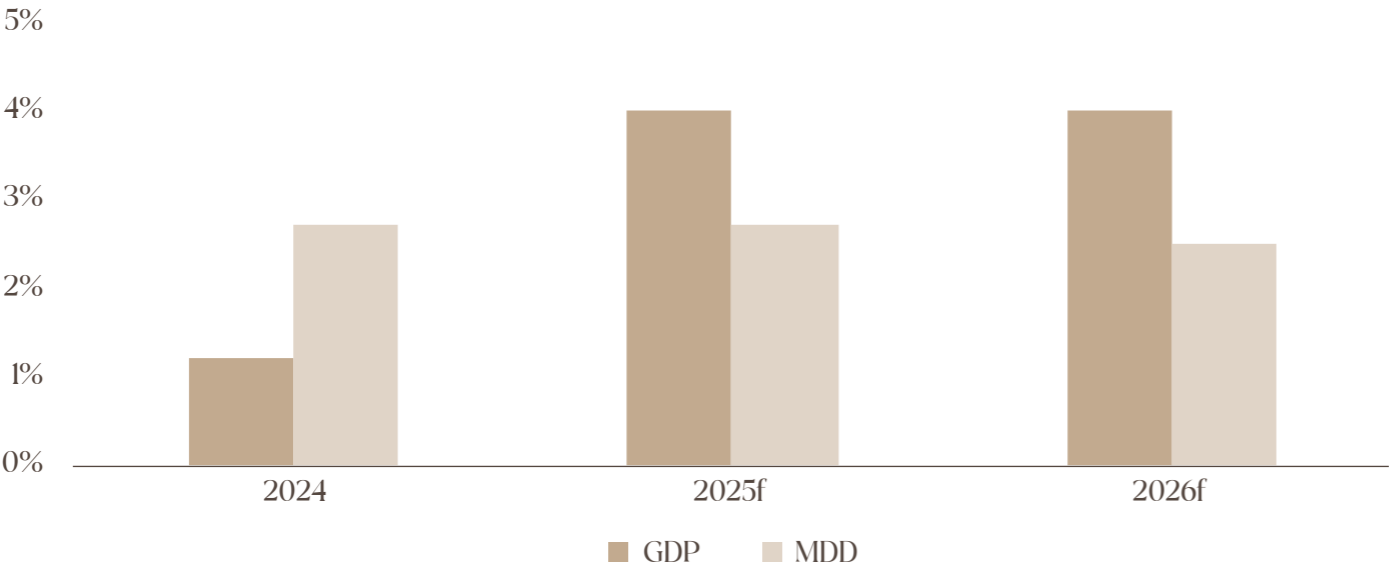
Disney store



THE WHITE COMPANY  
LONDON

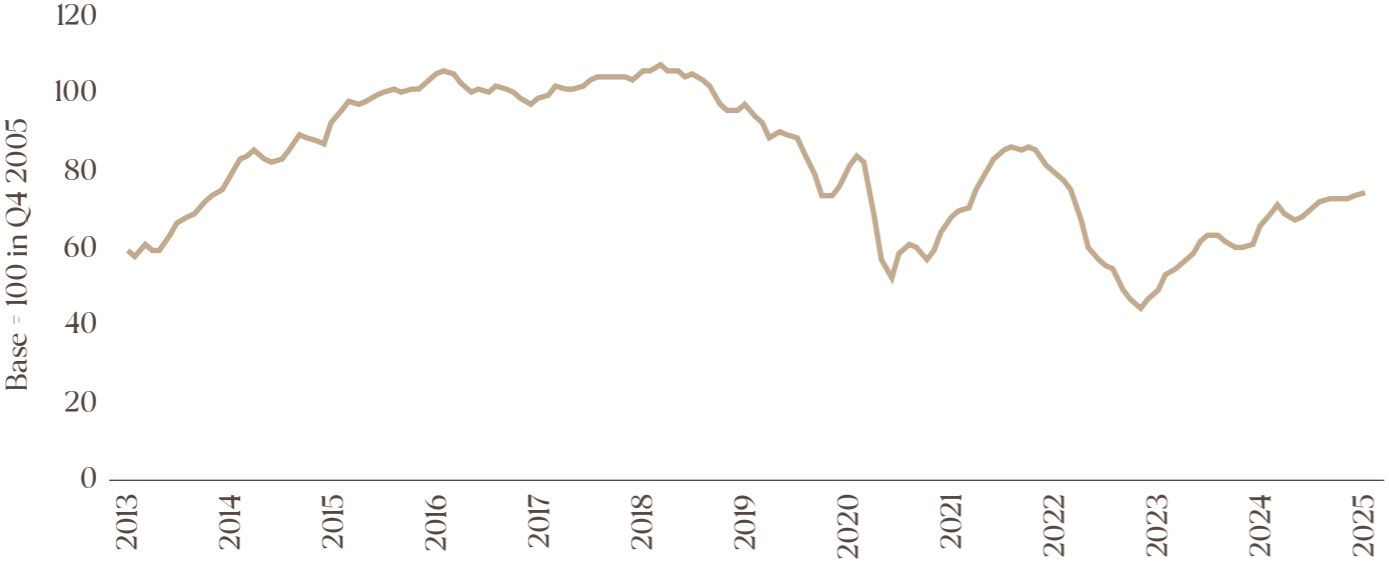
# Irish Retail Market

Figure 1: Forecast GDP and MDD Growth in 2025



Source: Central Bank of Ireland

Figure 2: Consumer Sentiment Index, 3-Month Moving Average



Source: Credit Union

INDICATOR	LATEST PUBLICATION	LATEST % CHANGE Y/Y	1 YEAR AGO % CHANGE Y/Y
HICP Inflation	Jan 2025	1.7%	2.7%
Real VAT Receipts	Dec 2024	5.8%	4.6%
Consumer Credit Outstanding Balances	Dec 2024	7.8%	8.2%
Consumer Sentiment (3MMA)	Jan 2025	12.3%	33.0%
Live Register	Jan 2025	-6.8%	-3.8%
Real Personal Consumption Expenditure	Q3 2024	1.7%	1.7%
Real Gross Household Disposable Income	Q3 2024	5.1%	3.5%
Real Average Gross Earnings	Q4 2024	4.1%	-1.9%
Household Net Worth	Q2 2024	10.5%	5.4%
Total Employment	Q4 2024	2.6%	3.4%

# Further Information

**VAT**  
Further details available upon request

**Data Room**  
Details available upon request

**Title**  
We understand the property is held freehold

**Viewings**  
All viewings are strictly by appointment through the sole selling agent Savills



# Selling Agent



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