



# 45 Grafton Street Dublin 2

- High Profile Retail Opportunity
- Located on Ireland's Premier Shopping Street
- Annual Footfall of 25 million
- Excellent Transport Links



**QUINN  
AGNEW**

**01 662 3113**  
[www.quinnagnew.ie](http://www.quinnagnew.ie)

**TO  
LET**

## LOCATION

Located at the heart of the city, 45 Grafton Street is excellently located and easily accessible to the public. Situated conveniently near St Stephen's Green Luas Stop and St Stephen's Green Shopping Centre.

No. 45 is adjacent to a number of well renowned retail shops such as Hugo Boss, Massimo Dutti, The North Face, Disney and Ted Baker.

The area is well serviced by public transport with DART, LUAS and Dublin Bus routes within minutes' walk of the property. There are also numerous Dublin Bike and GoCar stations within the vicinity.

## DESCRIPTION

45 Grafton Street presents a unique opportunity to acquire a prime retail property in the best location on Ireland's strongest retail street.

The attractive property is a 4 storey over basement building of concrete construction with a modern façade on Ireland's premier shopping street with new LED lighting and ceramic tiled floors. The retail unit includes a fully functioning lift that serves all floors.

This mid – terrace building benefits from 780 sq. ft. of Prime Retail Space on the ground floor.

## IRELAND'S PREMIER RETAIL LOCATION

Grafton Street is a must-see attraction for shopping enthusiasts.

There are Seven Multi – Storey car-parks in the Grafton Street vicinity with approximately 3,300 spaces.

**INSURANCE: c. €2,950 per annum**

**RATES 2024: c. €39,500 per annum**

## ACCOMMODATION

NIA	sq. m.	sq. ft.
Ground Floor Retail	72.5	780
First Floor Retail	64.0	689
Basement Stores	27.5	296
<b>Total</b>	<b>164</b>	<b>1,765</b>

*All intending tenants are specifically advised to verify the floor areas and to undertake their own due diligence.*

*Please Note: Second and Third Floors are Not Rentalised*



20 Clanwilliam Square,  
Grand Canal Quay, Dublin 2

T: +353 1 662 3113  
E: info@quinnagnew.ie

[www.quinnagnew.ie](http://www.quinnagnew.ie)

PSRA: 003454

The terms set out herein are by way of partial summary. Intending purchasers or lessees should obtain a copy of the Particulars and Conditions of the Sale where the matters are dealt with comprehensively. Particulars and Conditions of Sale are available from the Agents and the solicitors with carriage of sale. Quinn Agnew act for the vendors and/or lessees of this property whose Agents they are, hereby give notice that, (1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Quinn Agnew has any authority to make or give any representation or warranty whatsoever in relation to this property. (4) All prices quoted are exclusive of VAT.