



# 76 GRAFTON STREET

Dublin 2

TO LET - PRIME RETAIL ACCOMMODATION







57,00,000 Grafton Street Footfall



Population of 1,239,359 within 30 minutes of Grafton Street with a purchasing power of €25.71 bn (Source ESRI)



Nearby retailers include Brown Thomas, & Other Stories, Victoria's Secret and River Island



14 million Luas passengers per annum (38,000 per day).



Seven multi-storey car-parks in Grafton Street vicinity with approximately 3,300 spaces



47% of all spend on Retail / F&B



7.1% Increase in Core Retail Sales YOY

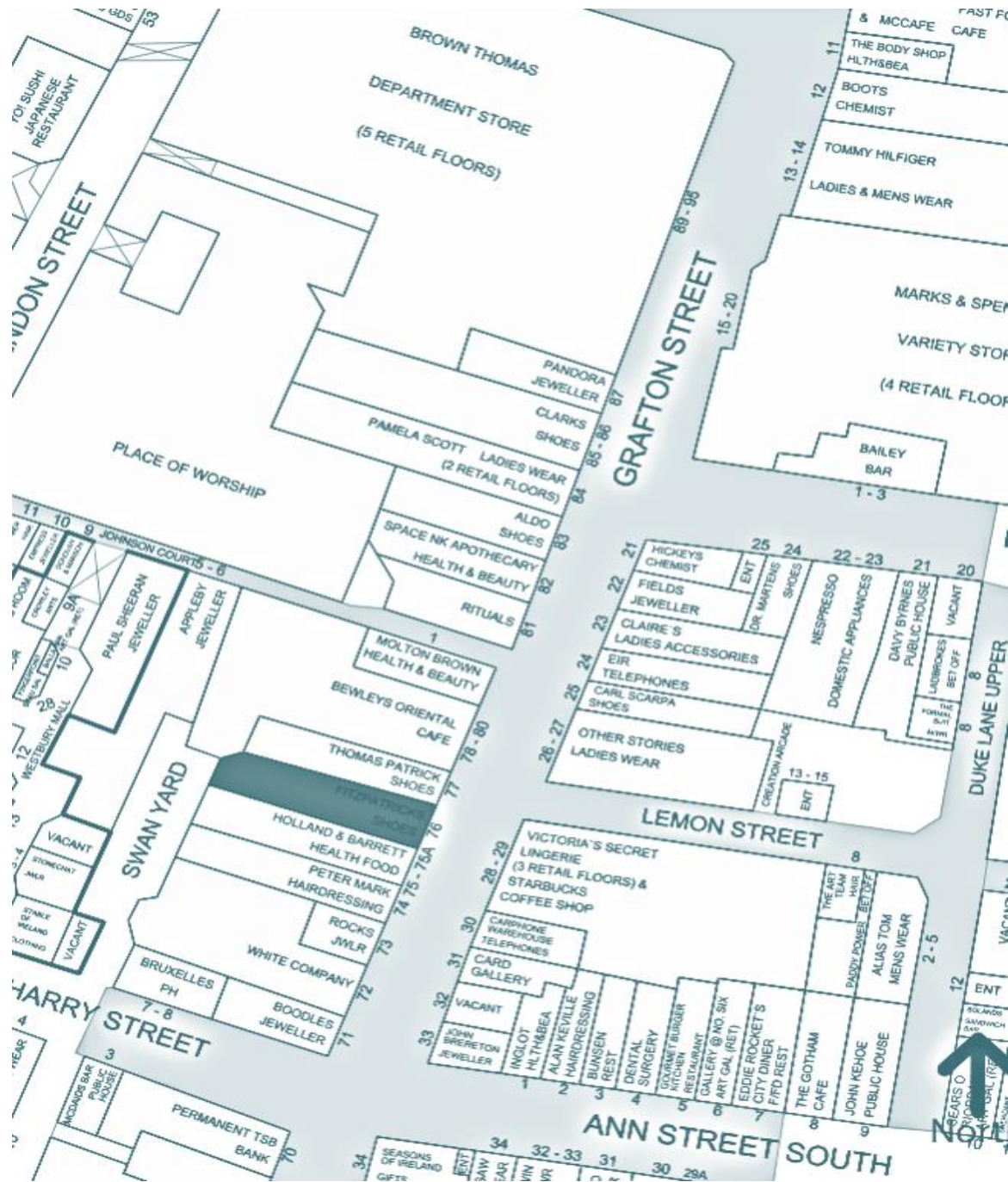


7m Tourist per year

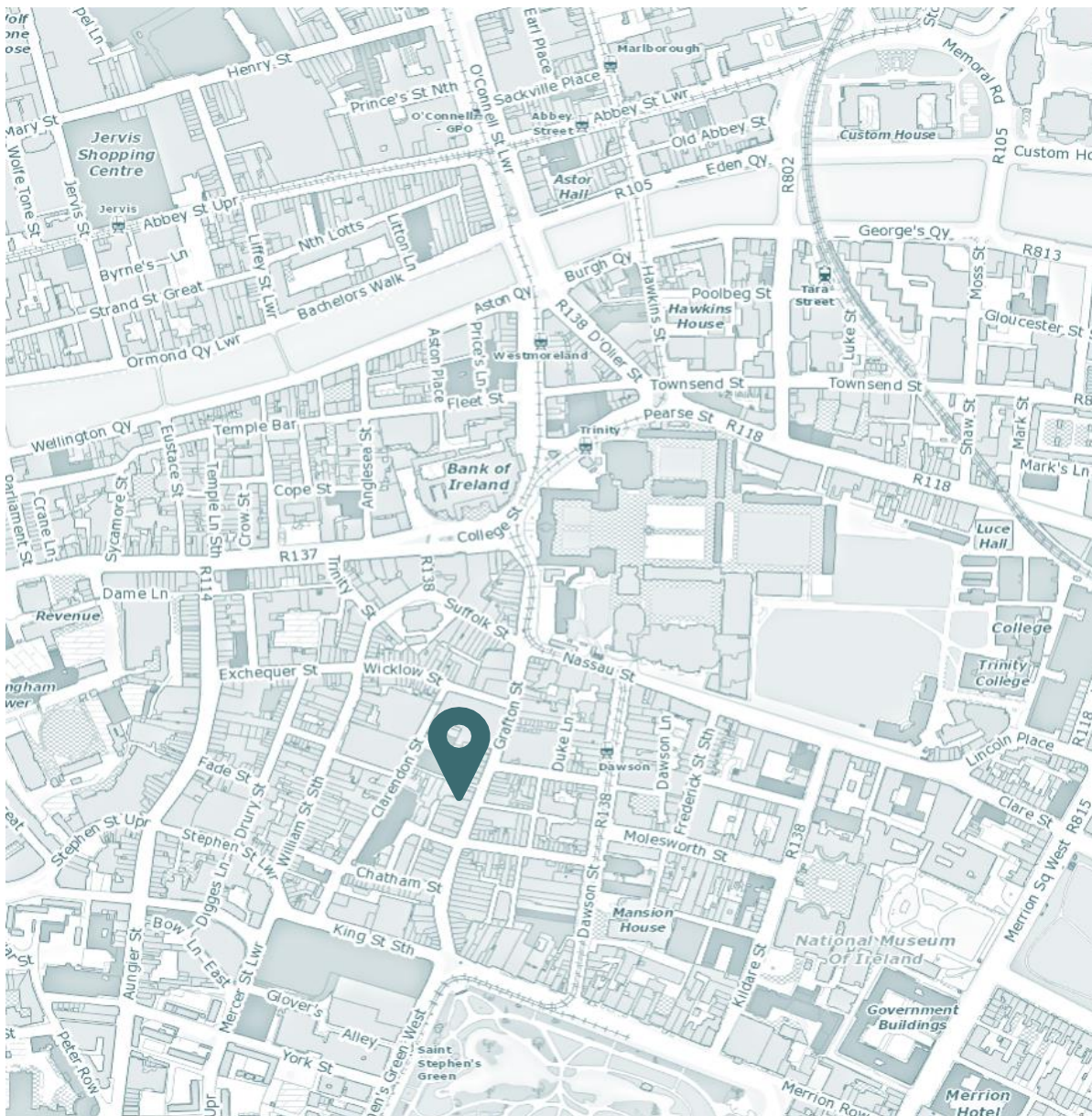


## ACCOMODATION SCHEDULE

Floor	Sq M	Sq ft
Ground Floor - Retail	115	1,232
Ground Floor - Rear Store	21	230
Basement - Retail	92	991
Basement -Storage	38	412
First Floor - Canteen	93	1,000
Second Floor - Office	50	540
Third Floor - Storage	64	690
Total	473	5,095







LOCATION MAP – For indicative purposes only

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

## BER Rating

Available Upon Request

## CONTACT

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