

7-8 JOHNSON'S COURT

GRAFTON STREET, DUBLIN 2

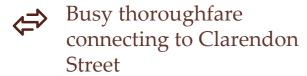
ESTABLISHED RETAIL BUILDING / EXCELLENT LOCATION





PROPERTY OVERVIEW

Immediately adjacent to Grafton Street, in the heart of Dublin City Centre



Three-storey over basement building extending to 428.47 sq.m / 4,612 sq.ft



Suitable for a range of Retail uses, in addition to Food and Beverage, Entertainment or Hospitality (subject to planning)



Development potential (subject to planning permission)



Available For Sale (with vacant possession) or To Let

LOCATION

7–8 Johnson's Court enjoys a premium position on a busy pedestrian link between Grafton Street and Clarendon Street, right in the heart of Dublin City Centre.

Nestled within Dublin's vibrant Creative Quarter, the property is just 50 metres from Grafton Street - Dublin's premier fashion street - and approximately 300 metres from the iconic St. Stephen's Green.

The area boasts a lively mix of international retailers, renowned restaurants, cafés, traditional pubs, and boutique hotels. Notable nearby landmarks include Brown Thomas, The Westbury Hotel, and Powerscourt Townhouse, all of which contribute to a consistently high footfall.

Positioned at the entrance to Westbury Mall, home to a selection of exclusive boutique retailers, the property offers immediate access to some of Dublin's most desirable shopping and lifestyle experiences. This is a highly soughtafter location for retailers, in addition to food and beverage operators, pubs or entertainment uses (spp.) looking to establish or expand in a prestigious and high footfall area.

Excellent public transport links are all within walking distance, including the LUAS, numerous Dublin Bus routes, and Pearse Street DART station, ensuring easy accessibility from across the city and suburbs.

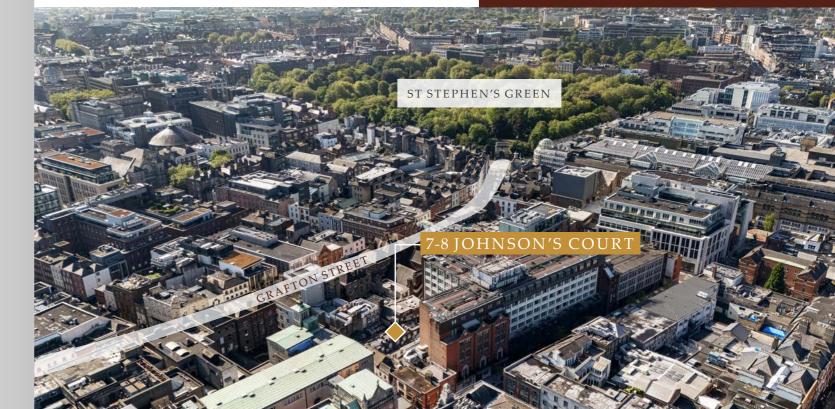
DUBLIN

Dublin with a vibrant, young and cosmopolitan population is Irelands capital city and most important retail destination. Approximately 1.9 million people are living in the greater Dublin area accounting for 40% of the population of the state. This is forecasted to grown to 2.2 million by 2031.

Now the only English-speaking
Eurozone capital, Dublin has been
the driver of Ireland's recent record
economic growth and is the preferred
European HQ location for the vast
majority of the world's leading tech
companies.

Dublin city centre is really an ecosystem made up of a multitude of differing yet complimentary uses, ensuring a unique and vibrant environment.

Grafton Street and its environs serve as the city's epicentre and is home to many of Irelands most important retail, office, cultural, civic, educational and government occupiers and institutions.



DESCRIPTION

The property comprises a three-storey over basement retail building with an impressive return retail frontage to Johnson's Court and Westbury Mall.

Internally, it provides well-appointed retail accommodation over ground and first floor levels, in addition to secure storage, office and staff accommodation at basement and second floor levels.

ALTERNATIVE USES

Alternative uses can be considered, such as a restaurant, bar, boutique hospitality, entertainment or flagship showroom (subject to planning permission).

A planning application has recently been submitted for a;

"Change of use from commercial premises to restaurant/bar with ancillary entertainment use; (ii) demolition of existing staircase and provision of replacement fire exit staircase; (ii) provision of new fire exit/entrance doors; (iii) and all other associated works necessary to facilitate the change of use'."



ACCOMMODATION SCHEDULE

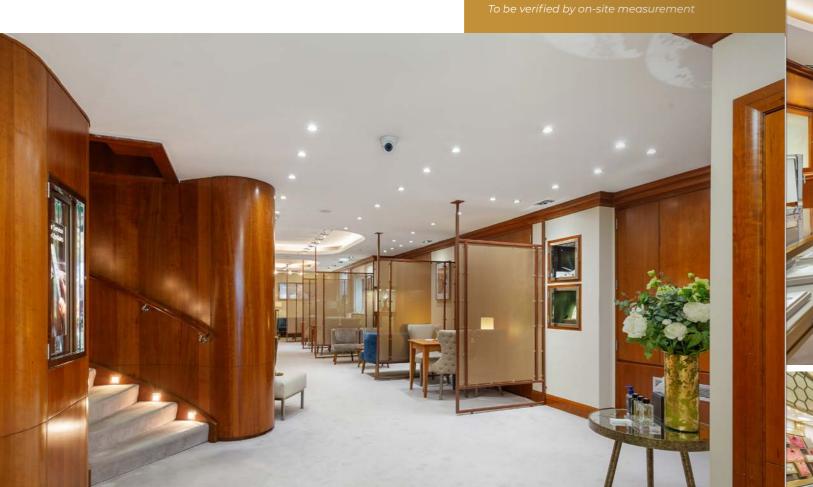
Floor	Gross Internal Area Sq M	Gross Internal Area Sq Ft
GROUND	150.69	1,622
FIRST	142.98	1,539
SECOND	104.24	1,122
BASEMENT	30.56	329
Total	428.47	4,612





















TITLE

The property is held under Freehold title.

PROTECTED STRUCTURE

The subject property is not listed on the Register of Protected Structures

GUIDE PRICE / RENTAL TERMS

Available on application

COMMERCIAL RATES

€16,017.60 for 2025

BER



BER C2 Energy Performance Indicator - 365.56 kWh/ m²/yr 1.17

VIEWINGS

Strictly by appointment with the joint selling agents Colliers and JLL.

CONTACT



Hambleden House, 19-26 Lower Pembroke Street, Dublin, D02 WV96 PSRA Licence Number 001223

Niall Delmar

+353 87 924 9109

Niall.Delmar@colliers.com

John Landers

+353 87 053 8997

John.M.Landers@colliers.com



Styne House, Hatch Street Upper, Saint Kevin's, Dublin, D02 DY27 PSRA Licence Number 002273

Nicola Vance

+353 86 201 2290

Nicola.Vance@jll.com

Robert Manning

+353 86 206 1475

Robert.Manning@jll.com

Colliers Ireland, JLL and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Colliers nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Colliers nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/ Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all naming from the particulars of minor materials are negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Colliers on the understanding that any negotiations relating to the property are conducted through it.







