



7-8 JOHNSON'S COURT

GRAFTON STREET, DUBLIN 2

ESTABLISHED RETAIL BUILDING / EXCELLENT LOCATION



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 sought-after 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 Ireland's 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 grow 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 Ireland's most important retail, office, cultural, civic, educational and government occupiers and institutions.

PROPERTY OVERVIEW



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



Busy thoroughfare connecting to Clarendon Street



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



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

To be verified by on-site measurement



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

 Energy Performance
Indicator - 365.56 kWh/
m²/yr 1.17

VIEWINGS

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

CONTACT



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