



45 Grafton Street

Dublin 2, D02 PY65

High Profile Retail Unit

Recently Refurbished

1,765 sq ft
(163.97 sq m)

- High Profile Retail Opportunity
- Entire Recently Refurnished
- Two Floors of Retail Accommodation
- ITZA: 49.15 sq. m. / 529 sq. ft.
- Annual Footfall of 25 million
- Located on Ireland's Premier Retail Throughfare

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Summary

Available Size	1,765 sq ft
Rent	Rent on application
Rates Payable	€42,700 per annum
Legal Fees	Each party to bear their own costs
BER Rating	G (800923567)

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.

The floating glass shop front, glazed first floor setback and complementary void together with rear maximises available natural lighting.

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 LEGO.

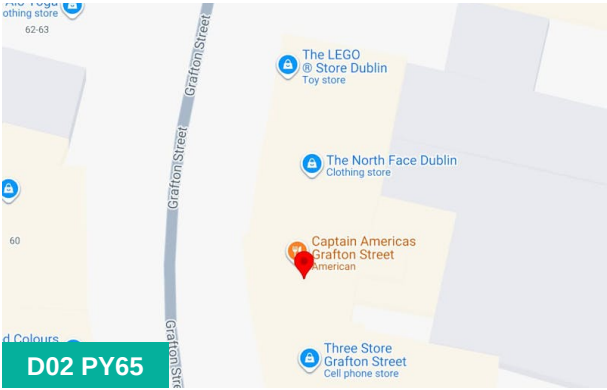
The area is well serviced by public transport with DART, LUAS and Dublin Bus routes within minutes’ walk of the property. There are also numerous Dublin Bike and GoCar stations within the vicinity.

Accommodation

Description	Building Type	sq ft	sq m
Ground Floor	Retail	780	72.46
First Floor	Retail	689	64.01
Basement	Open Storage	296	27.50
Total		1,765	163.97

Specification

- ITZA: 529 sq. ft.
- Passenger Lift
- Air Conditioning
- LED Lighting
- Recently Refurbished
- Staff Welfare Facilities



Viewing & Further Information



Manus Agnew
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Ireland's Premier Retail Location

Grafton Street is a must-see attraction for shopping enthusiasts with 25 million tourists passing through Grafton Street each year.

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

Viewings

Viewing by Appointment Only - Please contact Quinn Agnew

Terms

New Lease - Flexible Lease Terms Available