



GRAFTON
STREET
DUBLIN 2

PRIME RETAIL OPPORTUNITY TO LET

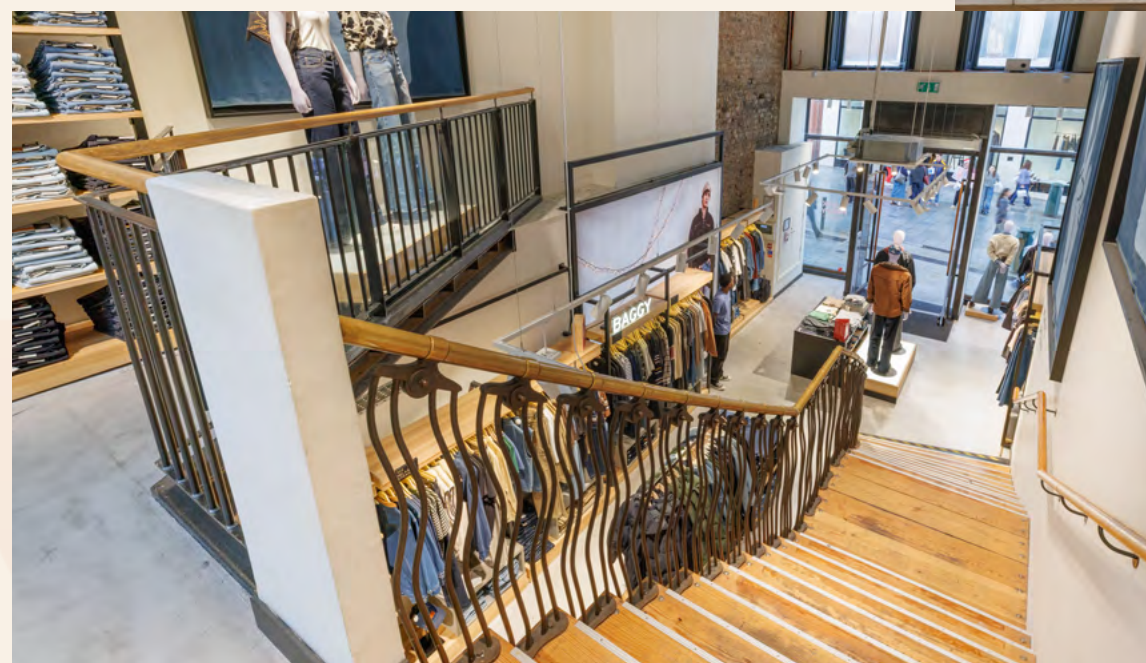
38 Grafton Street

The Property

The property comprises a mid-terrace, 4-storey over basement building, extending to 3,586 sq ft (333 sq m) overall, fronting onto Ireland's prime shopping street.

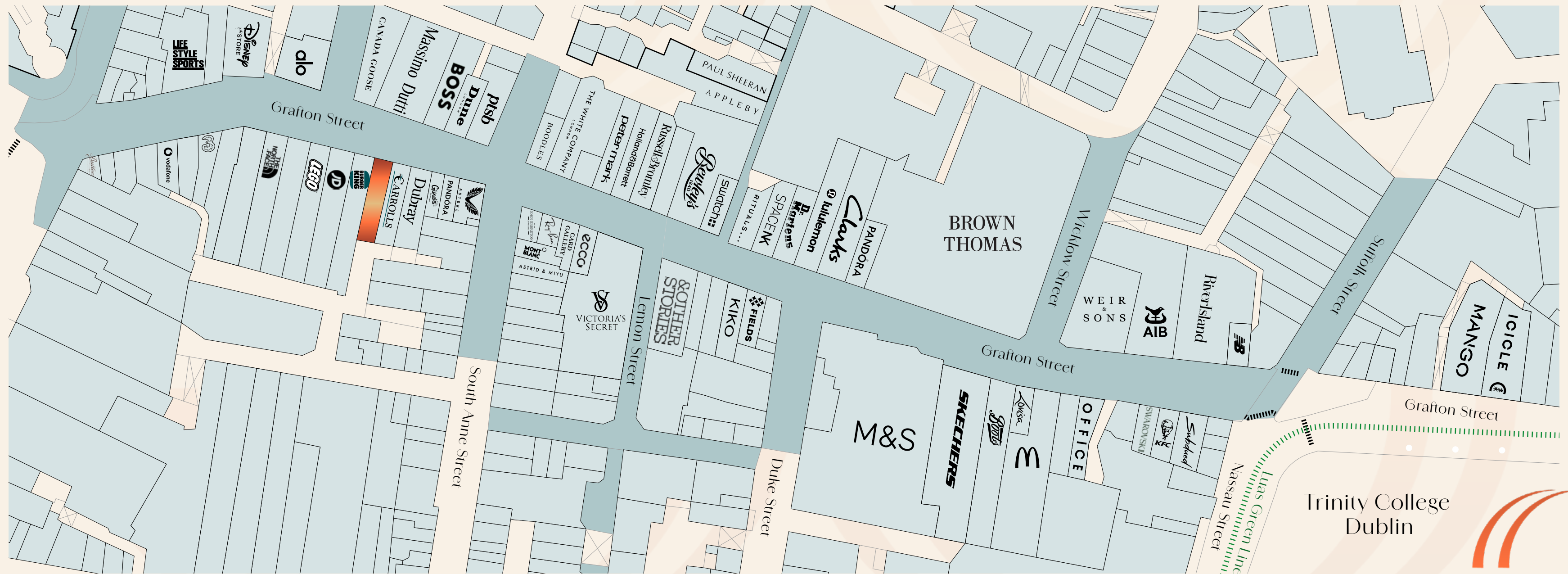
This high-profile unit benefits from 1,678 sq ft (159 sq m) of trading space on ground and first floor, with ample storage and office space provided across the basement and upper floors.

Rear access to Anne's Lane allows for servicing to the front or the rear of the building.

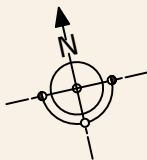


The Location

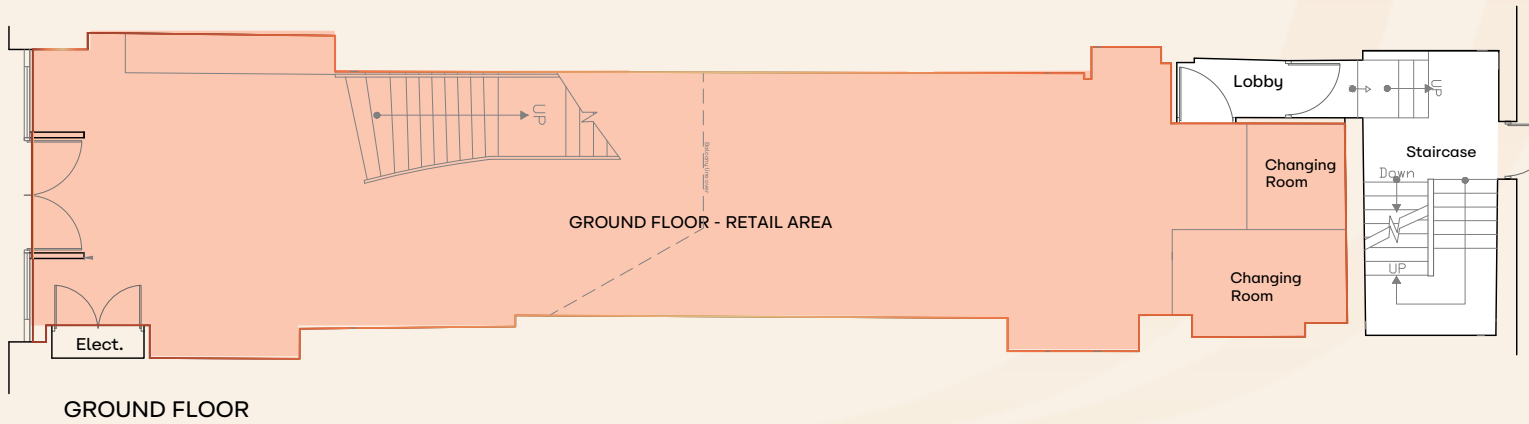
- ◇ Grafton Street is Ireland's premier shopping street hosting over 90 retail stores
- ◇ Benefits from footfall in excess of 22 million per annum
- ◇ Retailers in the immediate vicinity include Alo Yoga, Massimo Dutti, BOSS, Canada Goose, JD Sports, Pandora, North Face, Disney and Lego
- ◇ In close proximity to the LUAS which carries an estimated 10 million passengers per annum, easily accessed via St. Stephen's Green and Dawson Street stops



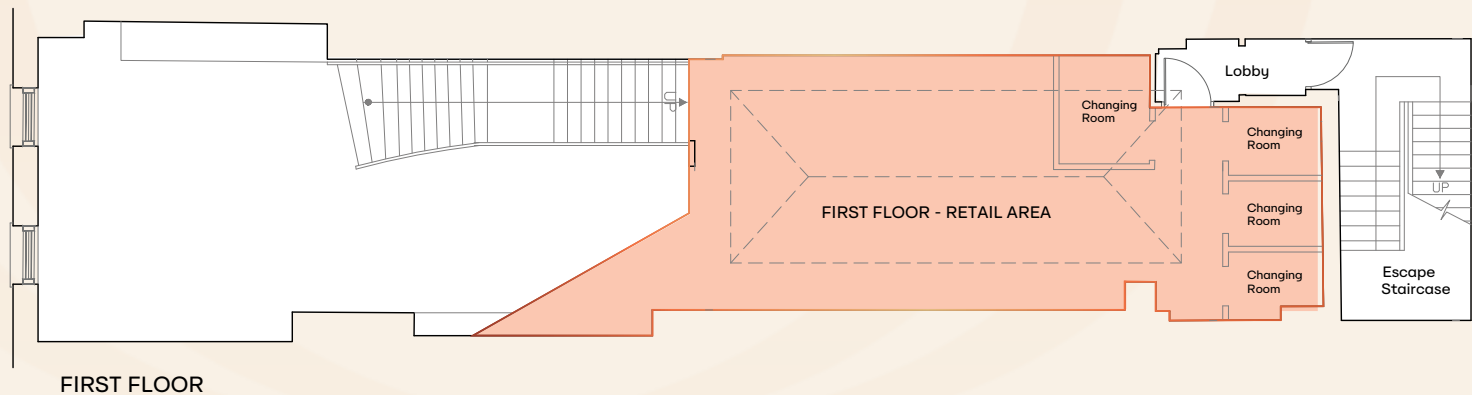
Accommodation Schedule / Floor Plans



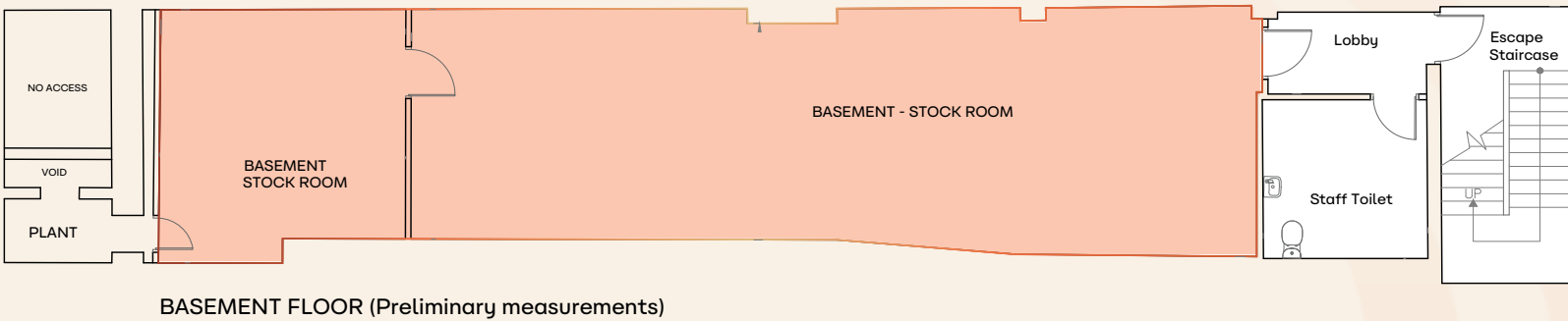
GRAFTON STREET



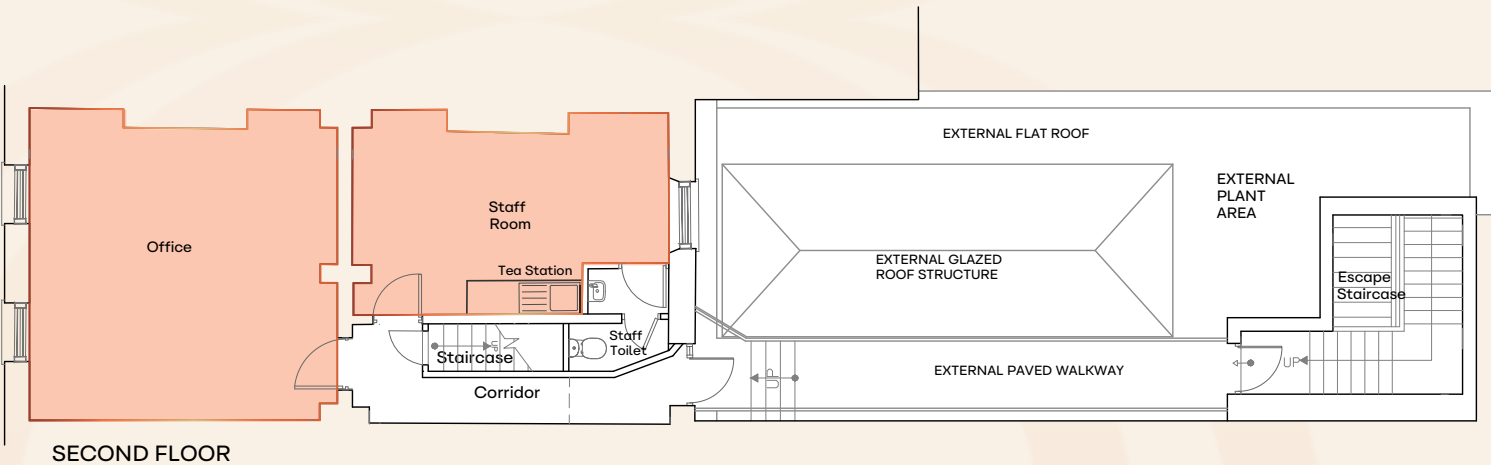
GRAFTON STREET



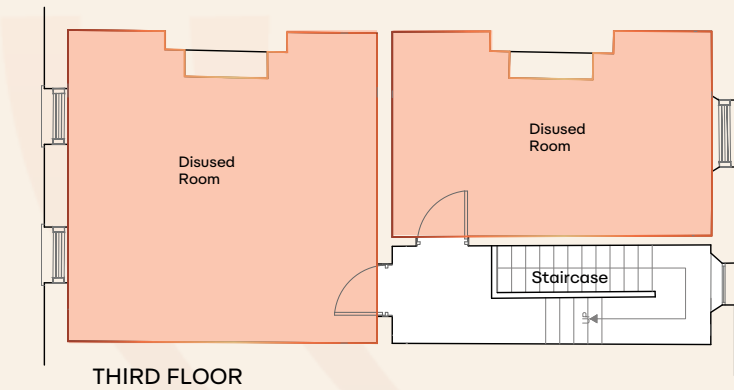
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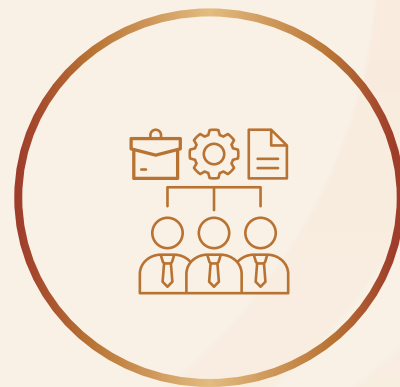


Ground (Retail)	1,119 sq ft / 104 sq m
First (Retail):	559 sq ft / 52 sq m
Basement (Storage):	885 sq ft / 82 sq m
Second (Offices):	506 sq ft / 47 sq m
Third (Offices):	517 sq ft / 48 sq m
TOTAL (NIA):	3,586 sq ft / 333 sq m

Ireland Statistics



Population of **5.46 million**,
Second fastest growth rate
in Europe (CSO 2025)



2.8 million people in
employment, the highest
level on record (CSO 2025)



Over **€58,000 median
household disposable income**
in 2024, 6.8% increase from
previous year (CSO 2025)



Fastest growing economy
in the EU (Eurostat 2025)



**Youngest median population
age in the EU** (Eurostat 2025)



6.6 million overseas visitors
spend **€8.2 billion** in 2024
(CSO)



Additional Information

Rates (2025): €51,239.40

BIDS (2025): €2,525.85

BER: **BER B3**



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