



For Sale By Private Treaty | Tenants not affected

30-31 Lower O'Connell Street

DUBLIN 1 | PRIME MIXED-USE INVESTMENT



Property Features



Prime location with exceptional footfall and transport links



Four-storey over basement mixed-use building, c. 8,617 sq. ft. (NIA)



Strong covenants: Mountain Warehouse Limited & Element Pictures Limited



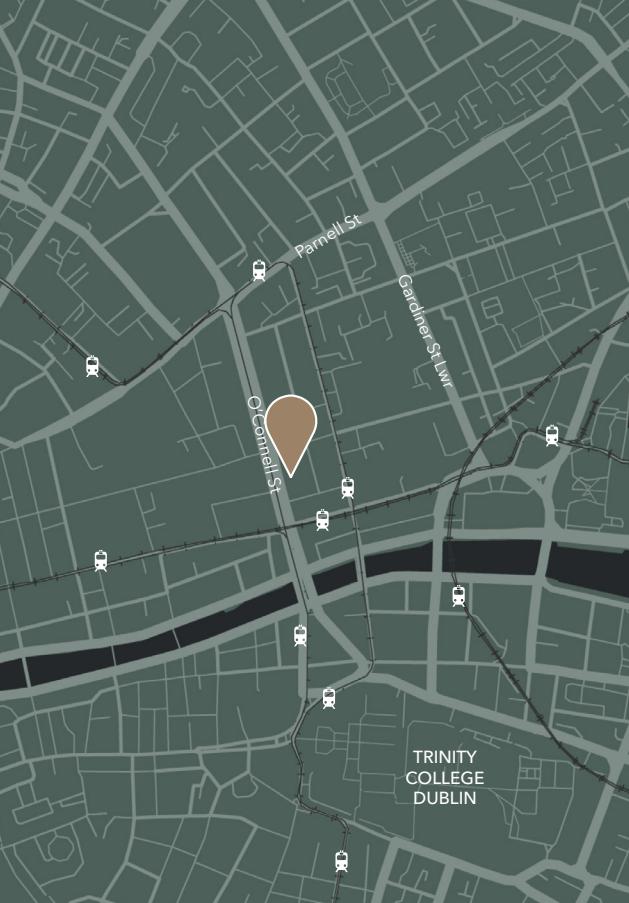
Leases: Mountain Warehouse - 10 years from Sept 2019;
Element Pictures - 20 years from Nov 2018



Passing Rent: €270,000 per annum



WAULT: c. 2.07 years to break;
5.92 years to expiry



Location

The property occupies a prominent position on Lower O'Connell Street, Dublin's principal commercial boulevard and one of Ireland's most recognised retail destinations. This prime city-centre location benefits from exceptional footfall, with approximately 510,000 people recorded on O'Connell Street in May 2025, and is supported by a strong mix of national and international retailers such as Penneys, Marks & Spencer, JD Sports, Schuh, Arnotts, and Easons.

The immediate area is further enhanced by Clerys Quarter, which has introduced a dynamic mix of uses to the street, anchored by Decathlon, H&M and Flannels, which includes an outpatient's facility for the Rotunda Hospital at Hampson House. Together, these occupiers reinforce the area's profile as one of Dublin's leading retail, medical and leisure destinations.

The wider retail district is anchored by Henry Street and Abbey Street, both of which continue to attract strong occupier demand and consistently high levels of pedestrian activity.



Transport



LUAS

1 Min - O'Connell GPO stop
3 Min - Abbey Street stop



BUS

1 Min - The Spire of Dublin stop
1 Min - O'Connell St Lower stop



TRAIN

9 Min - Tara Street Station
10 Min - Connolly Station



CAR PARKS

4 Min - ILAC Shopping Centre
9 Min - Jervis Shopping Centre

Description

30-31 O'Connell Street comprises a prominent four-storey over basement mixed-use building extending to approximately 8,617 sq. ft. (NIA). The property is fully let to two established occupiers, providing both retail and office accommodation.

The ground floor (2,812 sq. ft.) and basement (2,785 sq. ft.), together extending to 5,598 sq. ft., are occupied by Mountain Warehouse and comprise modern, prime retail accommodation. The ground floor provides a large-format open-plan sales area with a prominent glazed double frontage onto O'Connell Street, while the basement offers storage and staff areas, including kitchen and WC facilities, with rear access to Earl Place. The specification includes suspended ceilings with recessed LED lighting, tiled floor finishes and air conditioning, delivering a bright and efficient trading environment well-suited to high-footfall city-centre retailing.

The upper floors, extending to 3,019 sq. ft over three floors, are fitted as high-quality offices occupied by Element Pictures. The accommodation comprises a mix of cellular offices, breakout areas and open-plan workspace for approximately 30 desks, with WC facilities on each level. A key feature is the private roof terrace, offering rare outdoor amenity space in the city centre. The offices benefit from modern lighting and high-quality finishes throughout, reflecting the profile of Element Pictures.

**The area boasts
excellent connectivity.**



Accommodation Schedule

Floor	Net Internal Area Sq M	Net Internal Area Sq Ft	ITZA Sq Ft
Ground Floor	261.2	2,812	1,332
Basement	258.8	2,786	-
First Floor	93.3	1,004	-
Second Floor	93.7	1,009	-
Third Floor	93.5	1,006	-
Total	801	8,617	1,332

Tenancy Details

Demise	Tenant	Size sq ft (NIA)	Total Floor Area by Tenant Size sq ft (NIA)	Rent Per Annum	Lease Start Date	Lease Expiry Date	Rent Review	Break Option - Tenant
Ground Floor	Mountain Warehouse Limited	2,812	5,598	€215,000	11/09/2019	10/09/2029	11/09/2024	* 30/05/2027
Basement		2,786						
First Floor		1,004						
Second Floor	Element Pictures Limited	1,009	3,019	€55,000	01/11/2018	31/10/2038	01/11/2023 01/11/2028	31/10/2028
Third Floor		1,006						
TOTAL		8,617		€270,000				

*Subject to a break penalty equal to 3 months' rent then payable at the time plus €53,750.



Covenant Details



Mountain Warehouse

Founded in 1997, Mountain Warehouse is the UK's largest outdoor clothing and equipment retailer, operating approximately 400 stores worldwide across the UK, Ireland, Europe, New Zealand, and North America.

Known for value-for-money outdoor gear, the company has delivered consistent revenue growth in recent years, supported by expansion into new markets and a strong online offering. Their continued presence in prominent retail locations demonstrates the resilience of their trading model and their commitment to key markets.

In Ireland, the company trades from 10 prime high-street locations, including Dublin, Cork, Galway, and Killarney. The company recorded sales of £386 million in FY 2024 and is rated "Very Low Risk" by CreditSafe, reflecting its resilience and strong covenant profile in prominent retail locations.



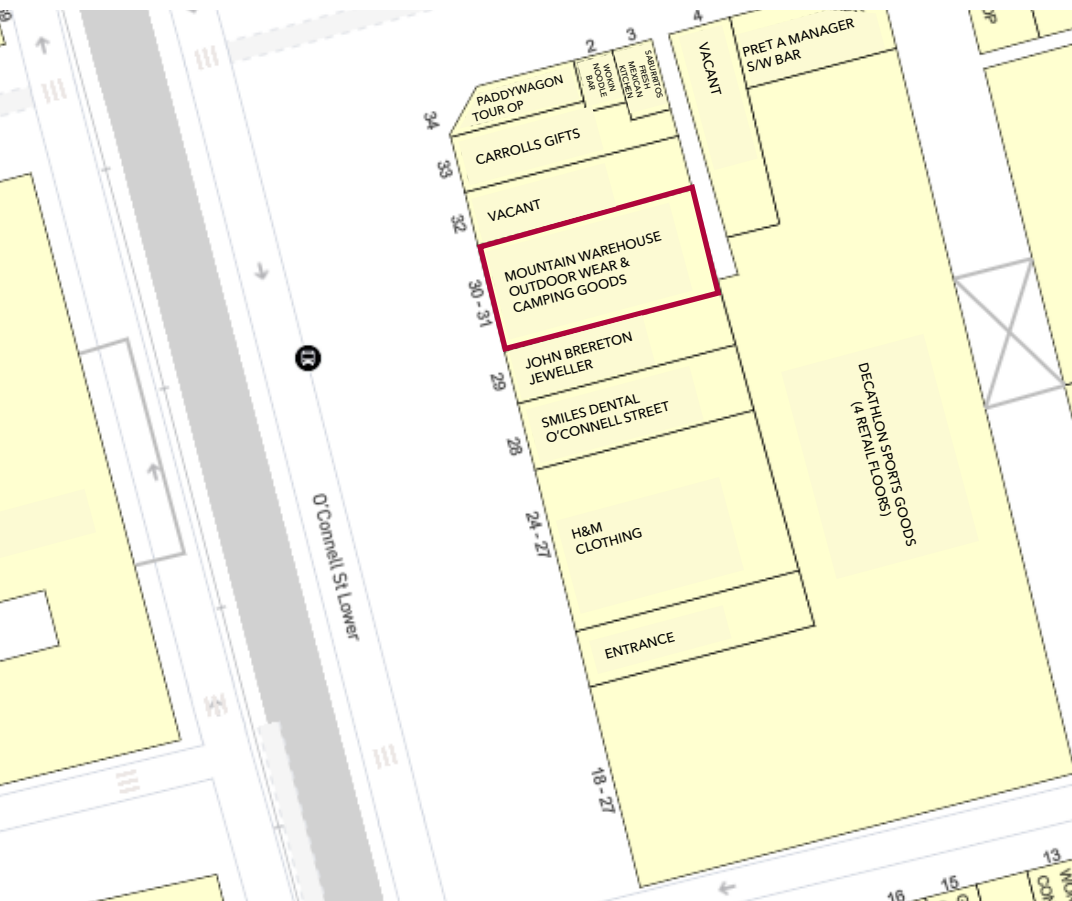
Element Pictures Limited

Element Pictures is one of Ireland's leading film and television production companies, with a track record of internationally acclaimed projects including *The Favourite*, *Normal People*, and *Conversations with Friends*.

Based in Dublin, the company is active across production, distribution and exhibition, with notable ventures such as the Lighthouse Cinema and partnerships with major international platforms including BBC, Hulu and Netflix.

Their productions have achieved both commercial success and critical acclaim, winning multiple BAFTA, Emmy, and Academy Awards. With a strong pipeline, proven co-production capabilities, and a solid financial position, Element Pictures represents a secure and high-profile covenant within Dublin's creative and media sector. The company benefits from a "Low Risk" credit rating with CreditSafe, underscoring its financial stability.





Title

The property is held under Freehold title.

BER

BER Exempt

Protected Structure

The property is listed as a protected structure under Dublin City Council's Record of Protected Structures.

Data Room

<https://30-31loweroconnellst.com>

Viewings

Strictly by appointment with sole selling agent Colliers.

Agents



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