

# 16

## HENRY STREET

DUBLIN 1, IRELAND

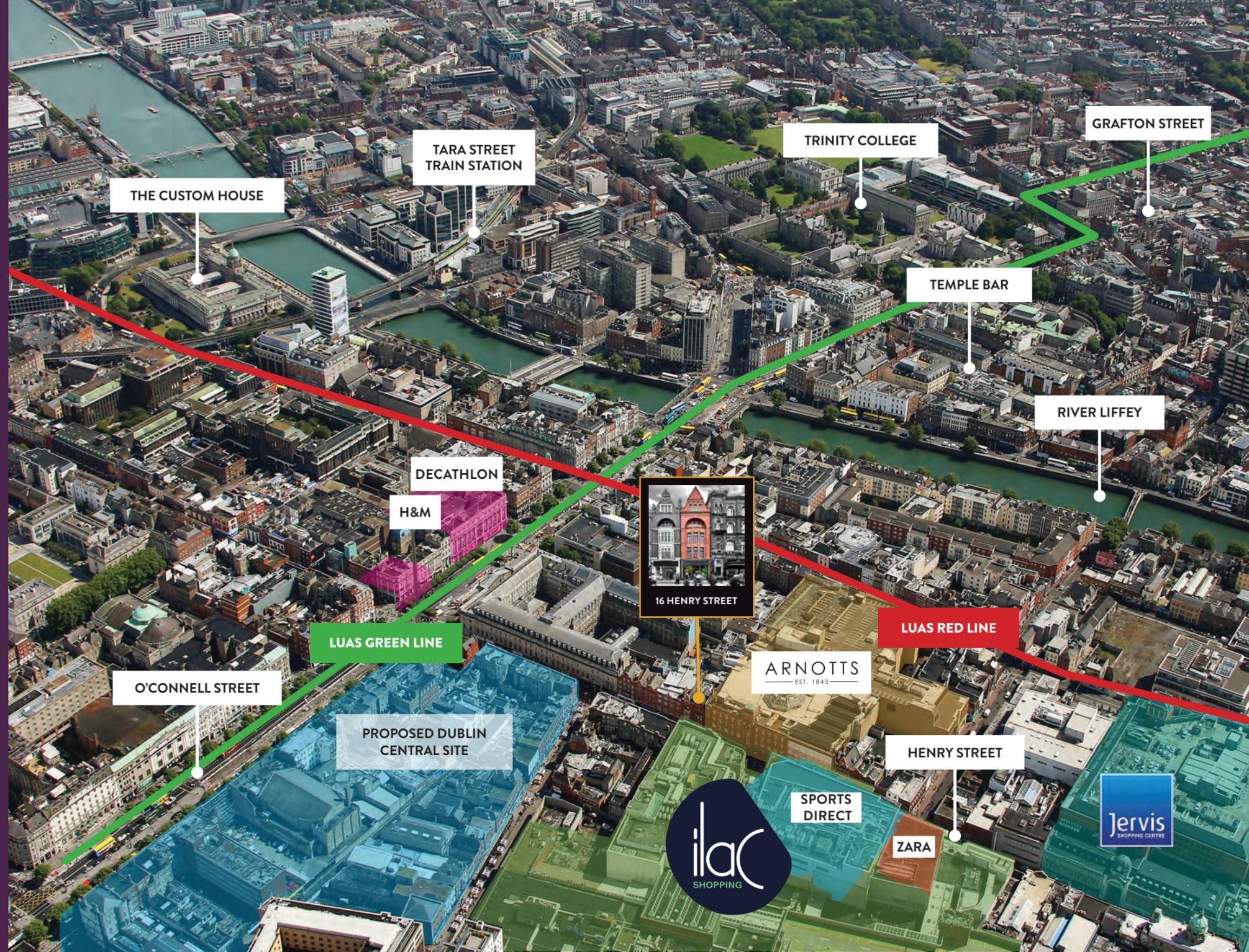


Prime Retail Property

**FOR SALE OR TO LET**

# PERFECTLY POSITIONED

Dublin is the vibrant, young and cosmopolitan capital city of Ireland and the country's principle 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 forecast to grow to 2.2 million by 2031.



## 1.9 million

People in greater Dublin area

## 40%

of the population of Ireland

### TRANSPORT

Located in Dublin City, Henry Street has excellent transport links including the LUAS Green and Red Line which stops on nearby O'Connell Street, Abbey Street and Jervis Street. There are numerous Dublin Bus stops on O'Connell Street while the area is also well served by taxi ranks and Dublinbike terminals. Car-parking is well catered for in a number of multi-storey car parks at the Jervis Centre, Ilac Centre and the Parnell Centre.

	LUAS	1 minute
	Dublin Bus	1 minute
	Dublin Bikes	2 minutes
	Dart/Rail	6 minutes
	Busáras	8 minutes
	Car Parks	Arnotts, Jervis Centre, Jervis Street & Parnell Street

# HENRY STREET

NORTH DUBLIN'S PREMIER HIGH STREET

The Henry / Mary Street shopping precinct located in north city centre Dublin is 450m long and is uniquely home to four department stores including the largest and busiest Primark in Ireland and the world famous and Selfridge's owned Arnott's department store.



**62 Shops**

Including 4 department stores

**1 million sq ft**

Prime Retail Space

ARNOTT'S  
EST. 1843

PENNEYS  
PRIMARK

DUNNES  
STORES

M&S  
EST. 1884

Boots

Normal

PULL&BEAR

JD

next



# 16 HENRY STREET

16 Henry Street is a 5 storey over basement property extending to approx. 418 sq m (4,496 sq ft) NIA which includes 114 sq m (1,223 sq ft) of ground floor retail space. The unit is fitted out as retail accommodation at ground and first floor levels. The basement is used as storage.

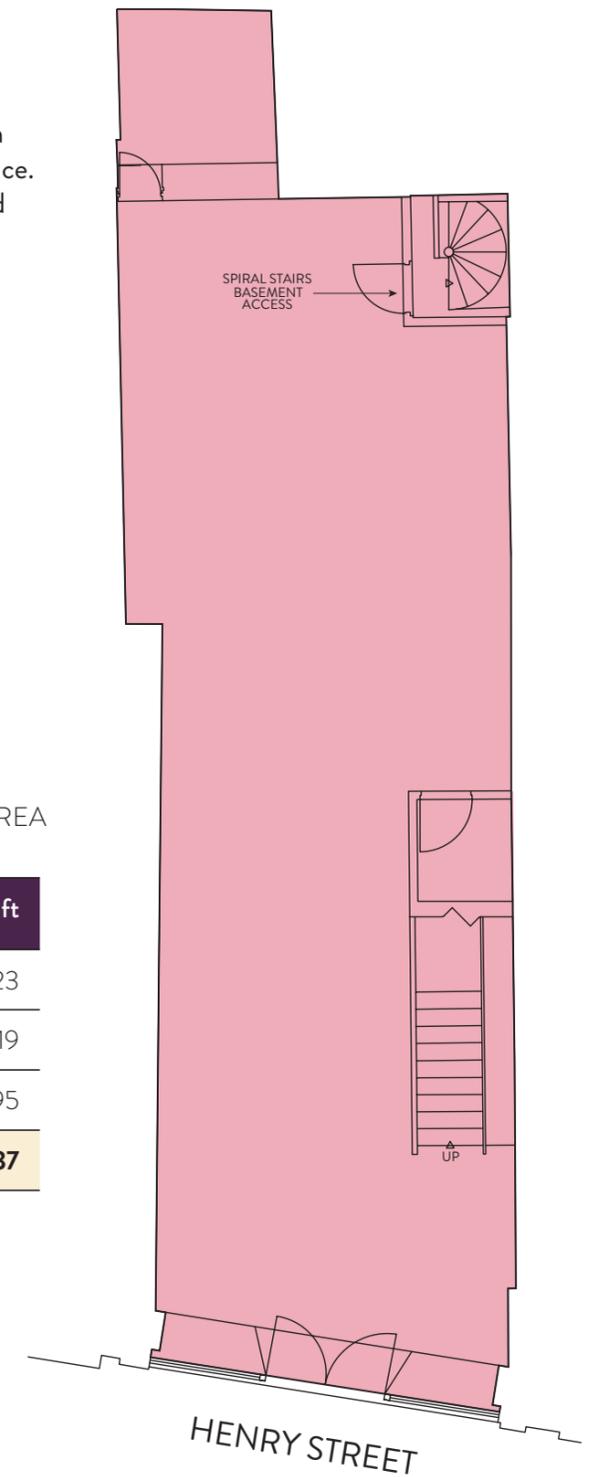
**1,223 sq ft**  
Ground Floor Area

**6.95 m**  
Frontage on Henry Street

#### ACCOMMODATION SCHEDULE NET INTERNAL AREA

Floor	Use	sq m	sq ft
Ground Floor	Retail	114	1,223
First Floor	Ancillary	95	1,019
Basement	Storage/Ancillary	111	1,195
<b>Total</b>		<b>320</b>	<b>3,437</b>

All floor areas are to be verified by on-site measurement



# PRIME HENRY STREET LOCATION



# RECENT NEW OCCUPIERS

Notable new occupiers on Henry Street include:  
Normal, Foot Locker, Levi's, Accessorize, Dubray, Dylan Oaks,  
Kiko, Austen & Blake and Sports Direct.



# CONTACTS

## AND FURTHER INFORMATION

### AGENT

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### LOCAL AUTHORITY RATES

16 Henry Street - The 2026 local authority rates payable are €43,350

### TERMS - PRICE / RENT

Quoting terms upon request.

### BER RATING

BER exempt.

### DISCLAIMER:

Colliers gives notice that these particulars are set out for general outline only, for the guidance of intending tenants and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves or otherwise as to the correctness of each of them. All floor areas are approximate.

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