

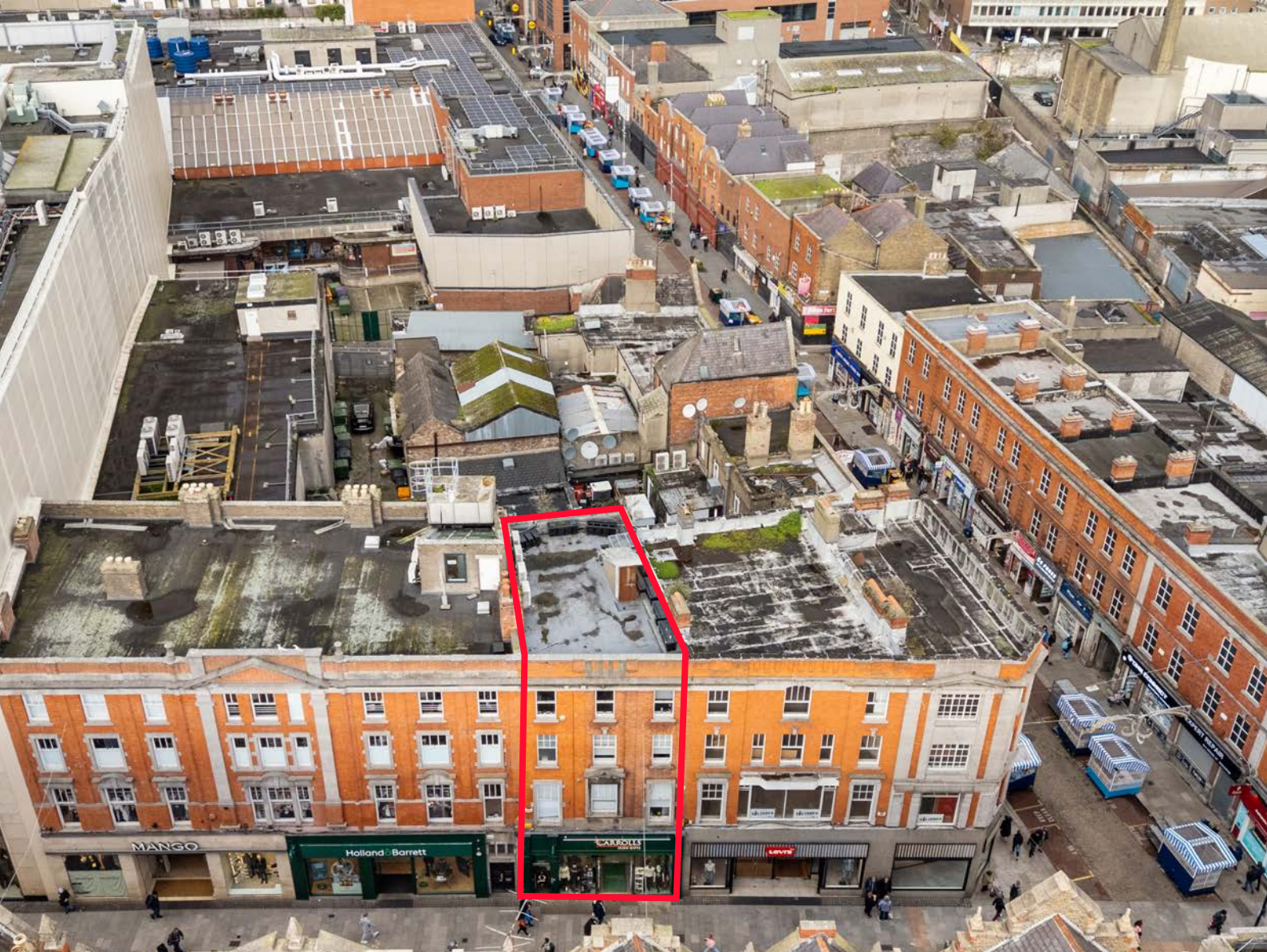
PRIME RETAIL INVESTMENT



BER C2

44 HENRY STREET, DUBLIN 1
D01 WR65

TENANT UNAFFECTED



INVESTMENT HIGHLIGHTS



High profile four-storey over basement property on Henry Street



Extends to 4,775 sq ft (NIA)



Exceptional footfall between O'Connell Street and Jervis Street



Benefits from independent access to upper floors on Henry Street and rear access via Sampsons Lane



Let to Carrolls Irish Gift Unlimited Company under a 35-year FRI lease from April 1995



Passing rent - €362,000 per annum



Guide Price €4m -
NIY of 8.23% after standard purchaser's costs of 9.96%

LOCATION

The property occupies an unrivalled position on one of Dublin's most established and high-performing retail thoroughfares. Located just off O'Connell Street, the property benefits from exceptional pedestrian footfall, with approximately 14.5 million people recorded on Henry Street in 2025, driven by a strong mix of national and international retailers and year-round tourist activity.

This is a prime pitch on Henry Street, which will be further enhanced by the upcoming opening of Sports Direct and Zara at the former Debenhams department store, strengthening the streets overall retail offering. The property also benefits from rear servicing via Sampsons Lane, with a shared right of way for the wider block that facilitates deliveries and refuse collection.



DESCRIPTION

44 Henry Street comprises a prominent four-storey-over-basement building extending to 4,775 sq ft (NIA).

The ground floor (1,450 sq ft) presents an open-plan trading area with suspended LED and fluorescent lighting and cassette air-conditioning serving this level and the basement. Additional back-of-house storage is located at first-floor rear and is accessed via a stair case from the shop's back area. The basement (1,283 sq ft) is in retail use, including a staff office/monitoring room with CCTV, a staff canteen and WC. Total retail accommodation at ground and basement comprises 2,733 sq ft.

The upper floors enjoy independent access from Henry Street. The first floor (762 sq ft) presents as nail and beauty treatment rooms. The second floor (610 sq ft) is laid out as individual studios for hair styling and lash services. The third floor (670 sq ft) is configured as an open-plan hair studio with a kitchenette serving as the staff canteen. Finishes include laminate flooring, generous ceiling heights with LED and track lighting. Kitchenette points and WC facilities are also included throughout the upper levels.

GROUND FLOOR PLAN

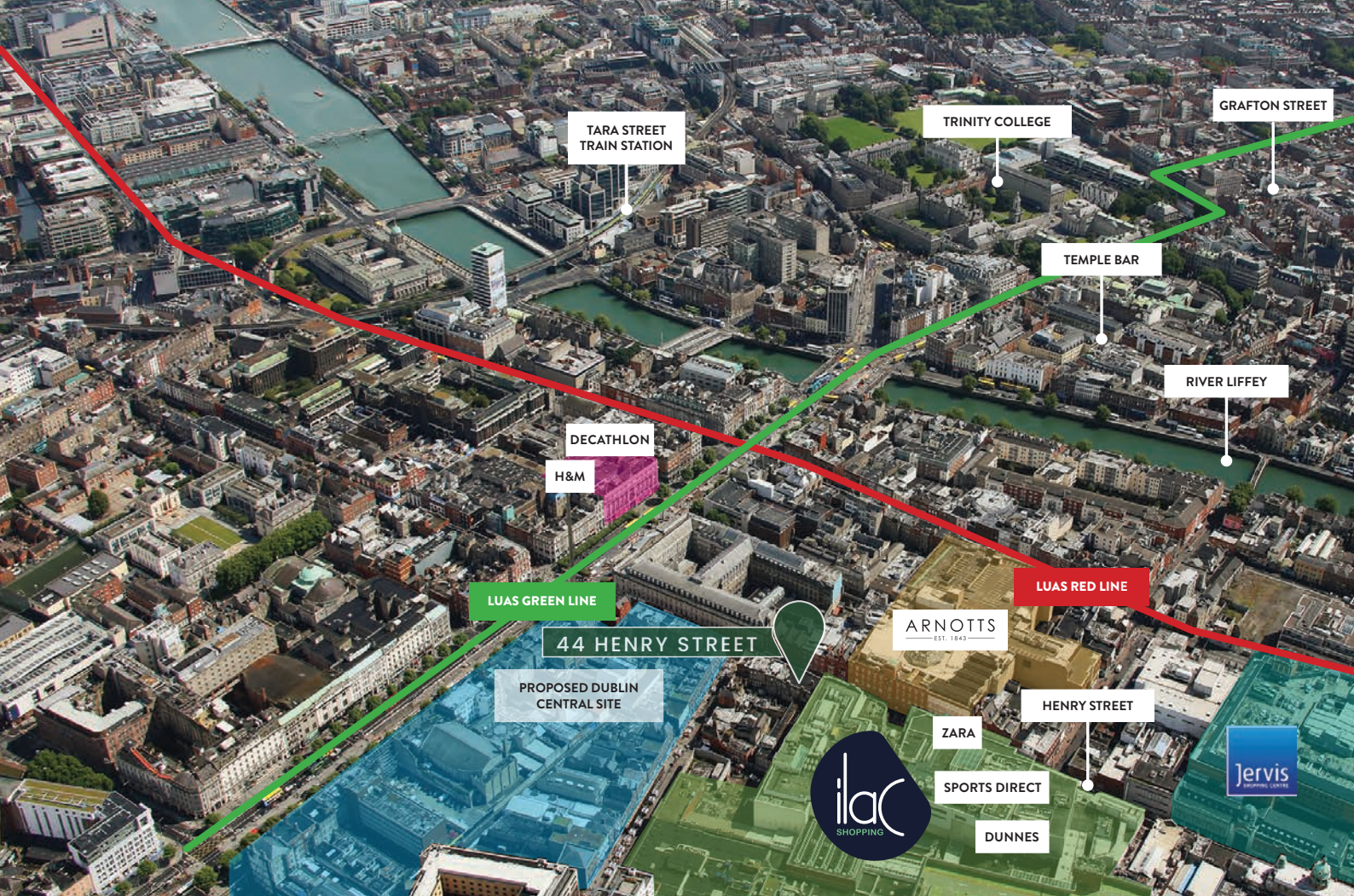
1,450 SQ FT

Ground Floor Area

5.74M

Frontage on Henry Street





TRANSPORT



LUAS RED & GREEN LINES | 2 minutes
Abbey Street & O'Connell Street



DUBLIN BUS | 2 minutes
O'Connell Street



DUBLIN BIKES | 2 minutes
Princes Street North



DART/RAIL | 6 minutes
Connolly Station



BUSÁRAS | 8 minutes
Busáras Central Station



CAR PARKS | 3-5 minutes
Arnotts, Jervis Centre, Jervis Street & Parnell Street



ACCOMMODATION SCHEDULE

Floor	Net Internal Area Sq M	Net Internal Area Sq Ft	ITZA Sq Ft
Basement	119.2	1,283	-
Ground Floor	134.7	1450	602
First Floor	70.8	762	-
Second Floor	56.7	610	-
Third Floor	62.2	670	-
TOTAL	443.6	4,775	602

TENANCY DETAILS

The entire property is fully let to Carroll’s Irish Gifts Unlimited, who occupy the ground floor and basement, with additional accommodation on the upper floors occupied by Carroll’s sub-tenants.

Tenant	Size sq ft (NIA)	Lease Start Date	Lease Expiry Date	Break Option	Rent Per Annum
Carrolls Irish Gifts Unlimited Company, guaranteed by Flairston	4,775	12/04/1995	11/04/2030	N/A	€362,000 per annum
	4,775				€362,000



CARROLLS IRISH GIFTS

Carroll’s Irish Gifts is an Irish-owned company established in 1982 and widely recognised as Ireland’s leading gifts and souvenirs retailer.

The business operates 18 stores in prime, high-footfall locations across Dublin, Cork, Kilkenny and Belfast and employs around 400 people. Ranges include Irish-themed apparel and knitwear, jewellery, sports merchandise, Guinness-licensed gifts, homeware and confectionery. About 75% of products are sourced from Irish suppliers, and the brand is well known among both tourists and domestic shoppers.





TITLE

We understand the property is held under Freehold title.

BER

BER C2

BER number: 800725277

Energy Performance Indicator: 433.57 kWh/m²/yr1.22

DATA ROOM

<https://44HenryStreet.com>

VIEWINGS

Strictly by appointment with Colliers.

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