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O'CONNELL STREET, DUBLIN 1.

SUPERBLY POSITIONED FLAGSHIP
RETAIL PREMISES ON IRELAND'S
PRIMARY THOROUGHFARE

Colliers

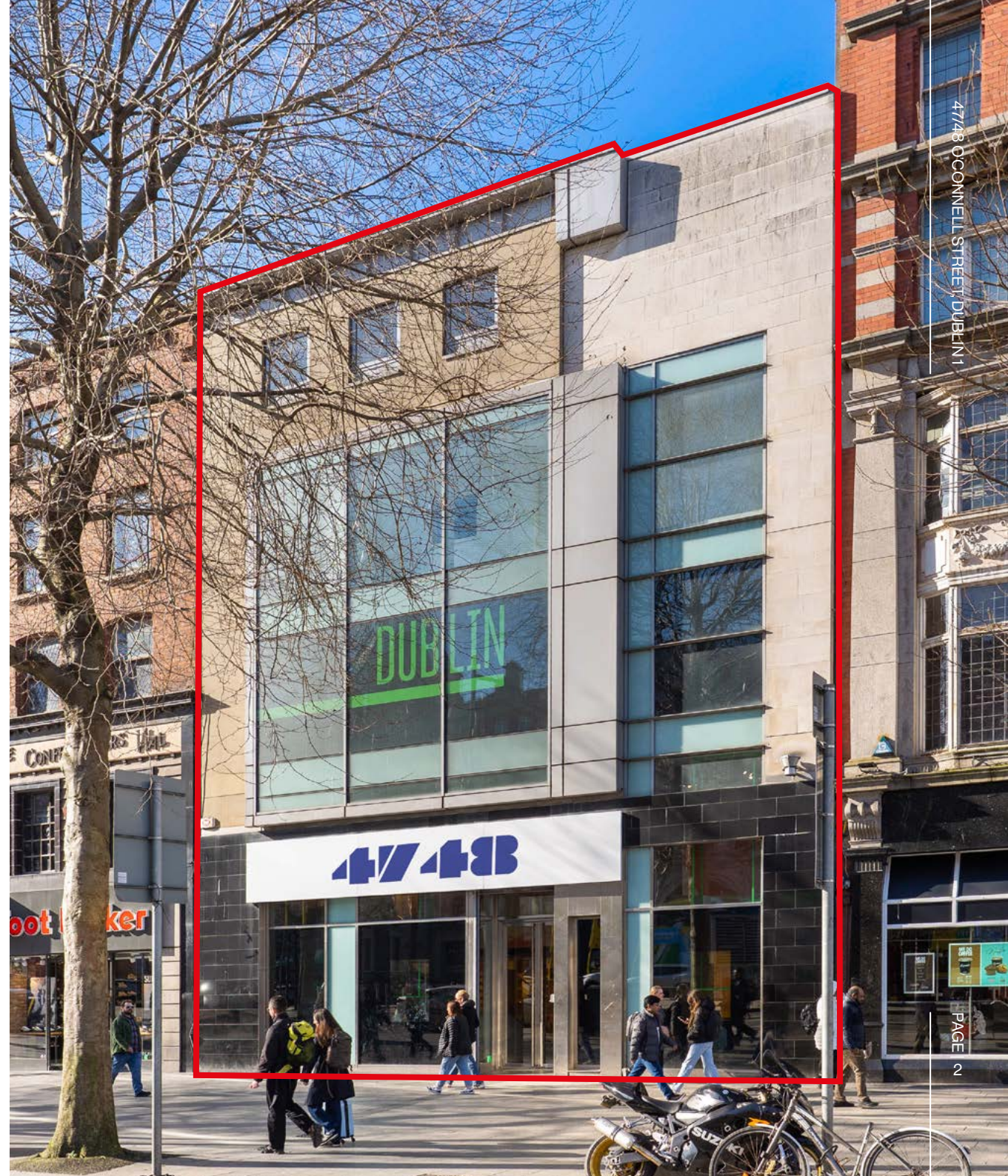


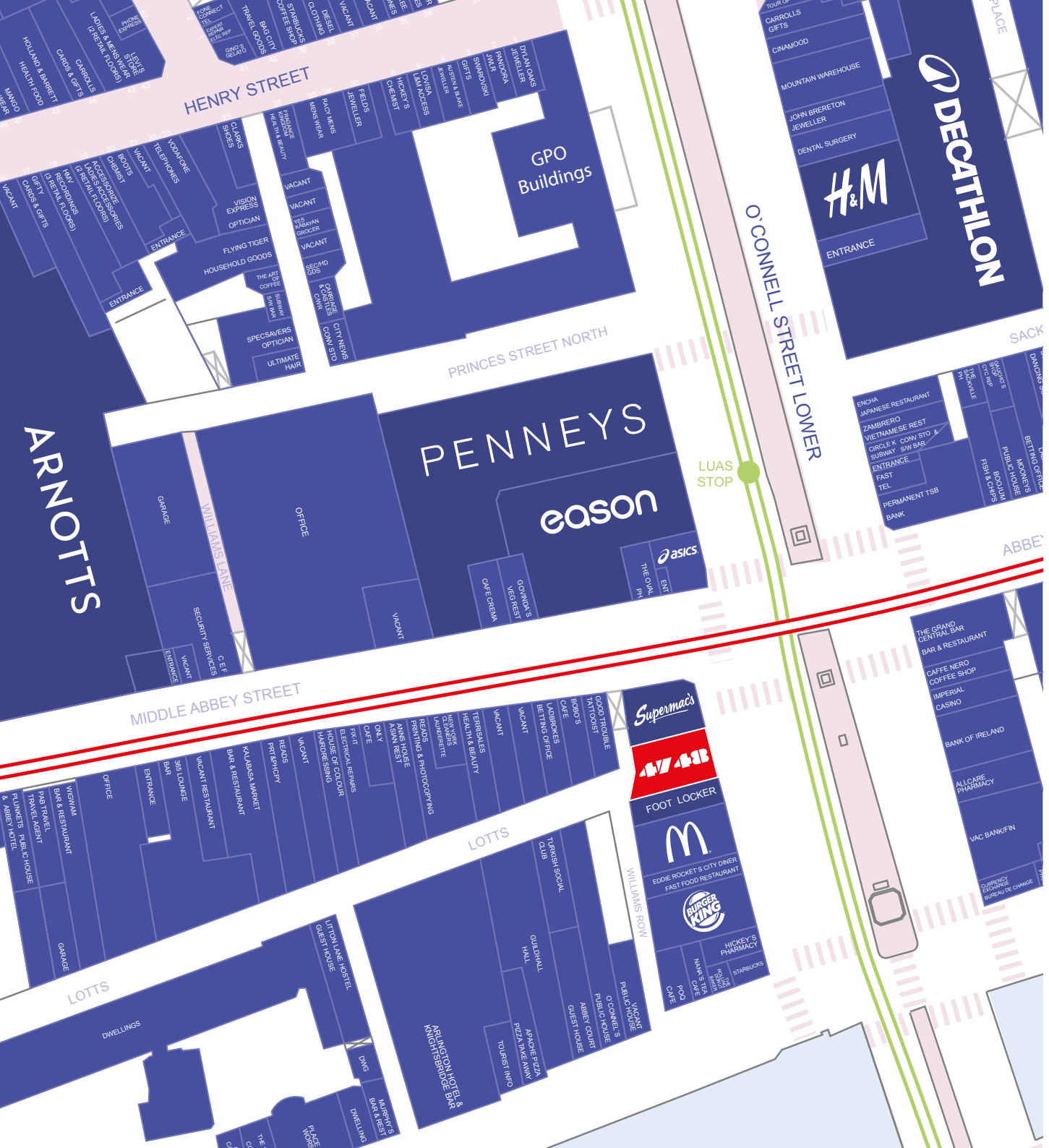
SUPERBLY POSITIONED FLAGSHIP RETAIL PREMISES ON IRELAND'S PRIMARY THOROUGHFARE

No.47/48 is located towards the western side of O'Connell Street between its intersection with the O'Connell Bridge and Abbey Street. It is a modern mid terrace flagship retail building with accommodation over six levels. The ground and first floors provide excellent contemporary retail trading space with ample ancillary accommodation provided at basement and upper floor levels. It benefits from over 13 metres (42 feet) of prime retail frontage with rear service access available from Bachelor's Way.

Formerly trading as 'Schuh', the property provides the following approximate accommodation:

Floor	Sqm	Sqft
Basement	204.2	2,198
Ground	194.0	2,088
First	130.0	1,400
Second	141.6	1,524
Third	124.3	1,338
Fourth	123.2	1,326
Total	906.7	9,761





O'CONNELL STREET IRELAND'S PRIMARY THOROUGHFARE

Home to the GPO, Ireland's most historic building, O'Connell Street serves as a busy link connecting the shopping precincts of Grafton Street and Henry / Mary Street. Footfall is in the order of 20 million. It is home to a wide range of commercial uses including hotels, restaurants, coffee shops and the Savoy cinema. Major retail brands with a presence on the street include:

PENNEYS

DECATHLON

H&M



Both LUAS Cross City Tram lines (Red and Green) pass beside the premises, and which carry c.10 million visitors across Dublin City annually.

O'CONNELL STREET

The location is high profile and high footfall. It offers a rare opportunity to lease a store on the busiest section of Ireland's primary retail thoroughfare.

No. 47/48 is located between Foot Locker and Supermacs. Other nearby stores include:



c.20 million
Footfall per annum



Striking
contemporary 5 storey
glazed facade



3,000+
car parking spaces in
the immediate vicinity



Superb Connectivity
LUAS, DART, Dublin Bus and
Iarnród Éireann connectivity





Decathlon & H&M



Eason



Asics

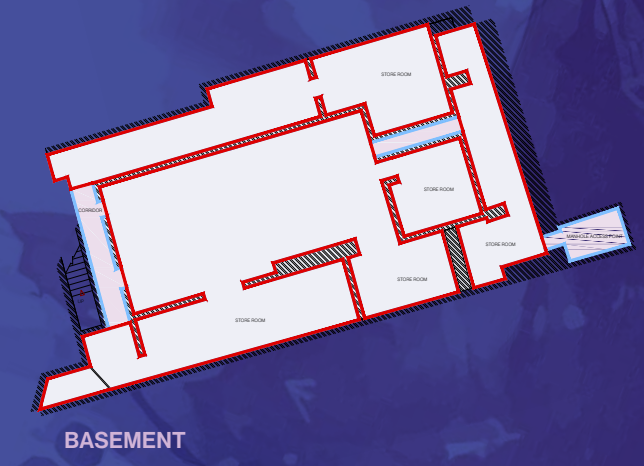
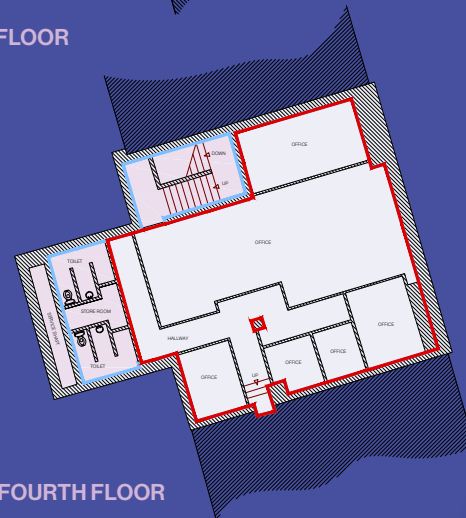
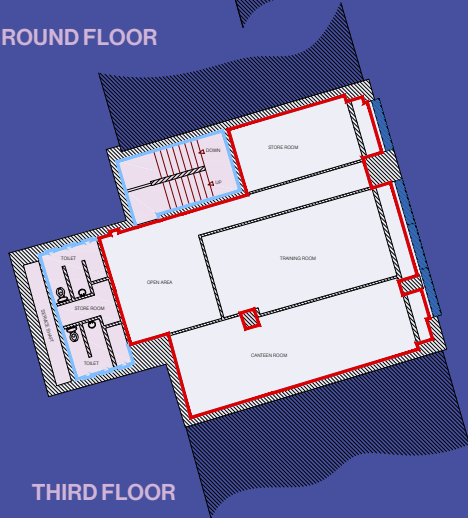
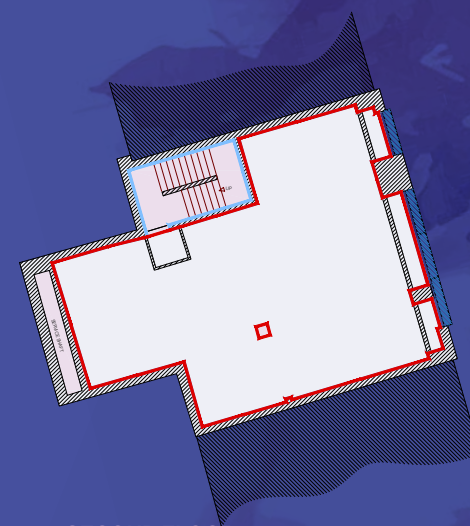
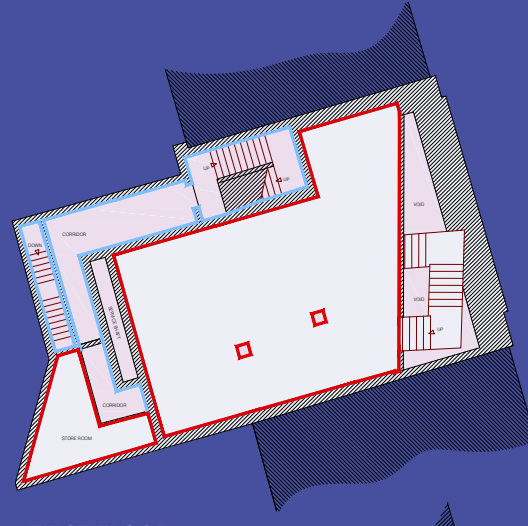
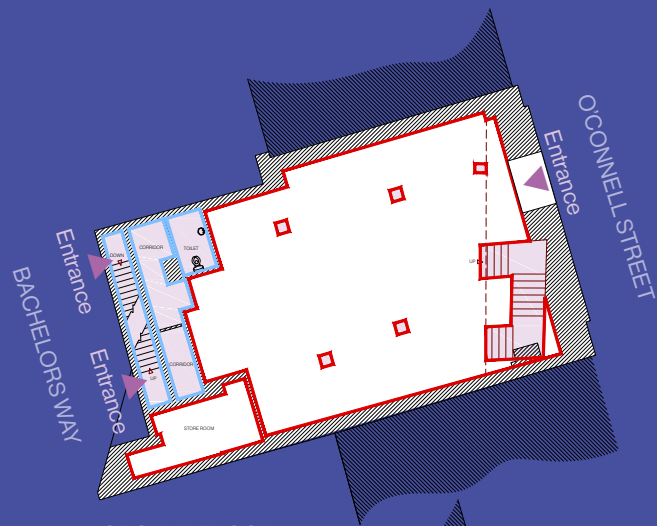


Daniel O'Connell Monument and Dublin Spire

FLOOR PLANS

- Available to let on new FRI lease.
- Quoting rent on application.

Local Authority Rates Payable for 2026 are €41,292. (NAV €142,880 x Rate in €0.289). BIDS levy is additional 5%. Please confirm these figures directly with the Valuation Office.



□ Gross Internal Area ■ Net Internal Area

For Illustration Only/Not to Scale



Ground Floor



First Floor



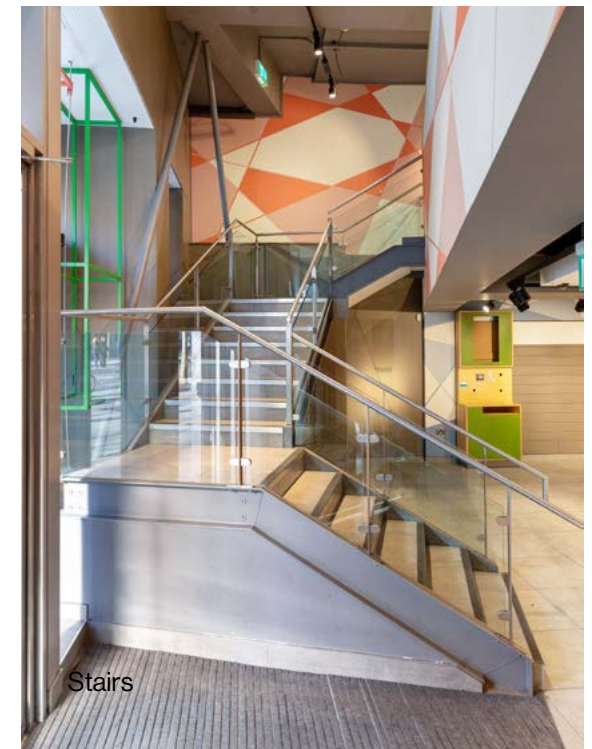
Ground Floor



Ground Floor



Ground Floor



Stairs



O'CONNELL STREET, DUBLIN 1

LEASING ENQUIRIES



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LEASE

Available under a new FRI lease.

BER



PSRA License No. 01223

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