

TO LET

5

CHATHAM STREET

DUBLIN 2 | IRELAND

Superbly Located
Modern Retail Premises

Colliers

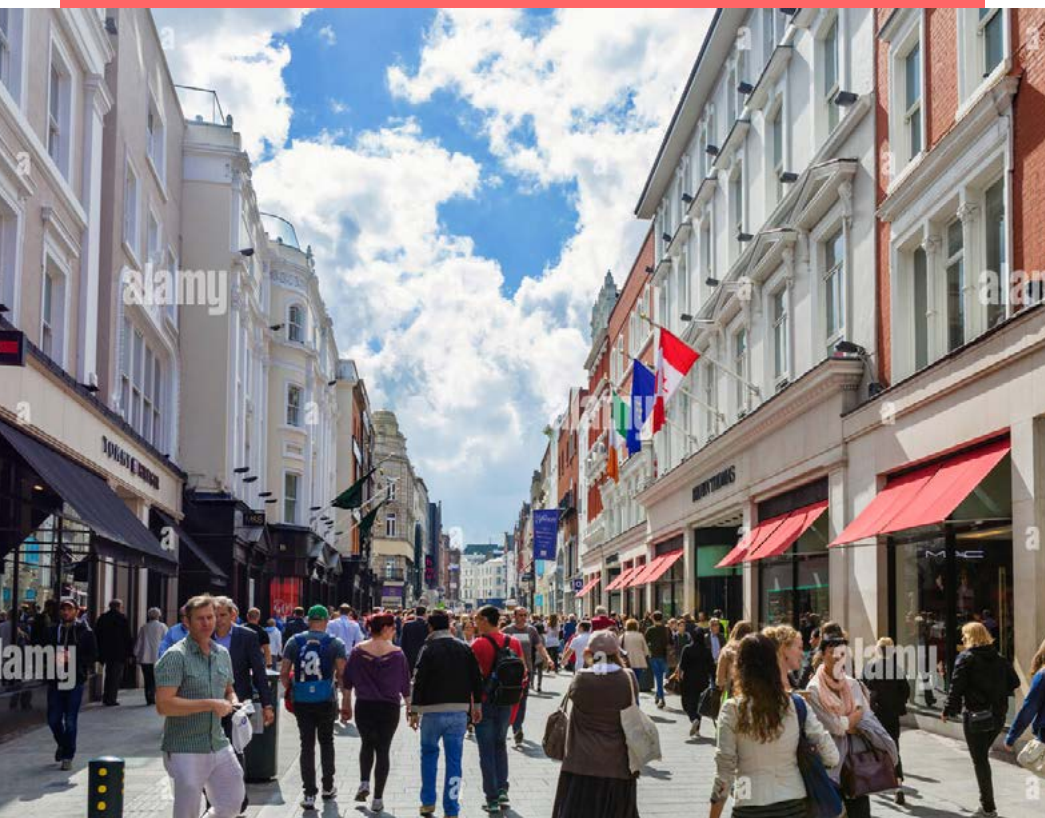
Adjacencies





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Dublin

Ireland's Largest Retail Catchment

Now the only English-speaking Eurozone capital, Dublin has been the driver of Ireland's record recent economic growth with a vibrant, young and cosmopolitan population. Approximately 1.9 million people are living in the greater Dublin accounting for 40% of the population of the state. This is forecast to grow to 2.2 million by 2031.

Grafton Quarter

Ireland's Busiest and Most Dynamic Retail Destination

Made up of those streets in immediate proximity to Grafton Street, the Grafton Quarter continues to attract some of the largest and most exciting national and international retail brands including Arket, Zara, American Vintage, Ace & Tate, Astrid & Miyu, Sweaty Betty, Benefit Cosmetics, Helen McAlinden, Carhart, Mont Blanc, All Saints, Mulberry, Rains and Folkster.

Grafton Street

Ireland's Premier Retail Shopping Street

Home to over 90 retail brands such as Brown Thomas, Victoria Secret, & Other Stories, Lululemon, Boodles, Dr Martens, Russell & Bromley, Lego, Hugo Boss, Space NK, The White Company, North Face, Rituals, Levis, Dune & Massimo Dutti. The most recent additions include Alo Yoga, Kiko Cosmetics, Build A Bear, Subdued and New Balance.

Chatham Street

Largest Collection of Luxury Watch Brands in Ireland

Anchored at one end by Grafton Street and the other by the Chatham & King Development, home to Cartier, Panerai, IWC, Tudor, Tag Heuer, Breitling and Jaeger Le Coultre. Chatham Street is also home to Butlers Chocolate Café, ESL Jewellers, Starbucks, Amuri and the new headquarters of the European Parliament and European Commission in Ireland, featuring "Europa Experience", an interactive visitor centre open to the public seven days a week.

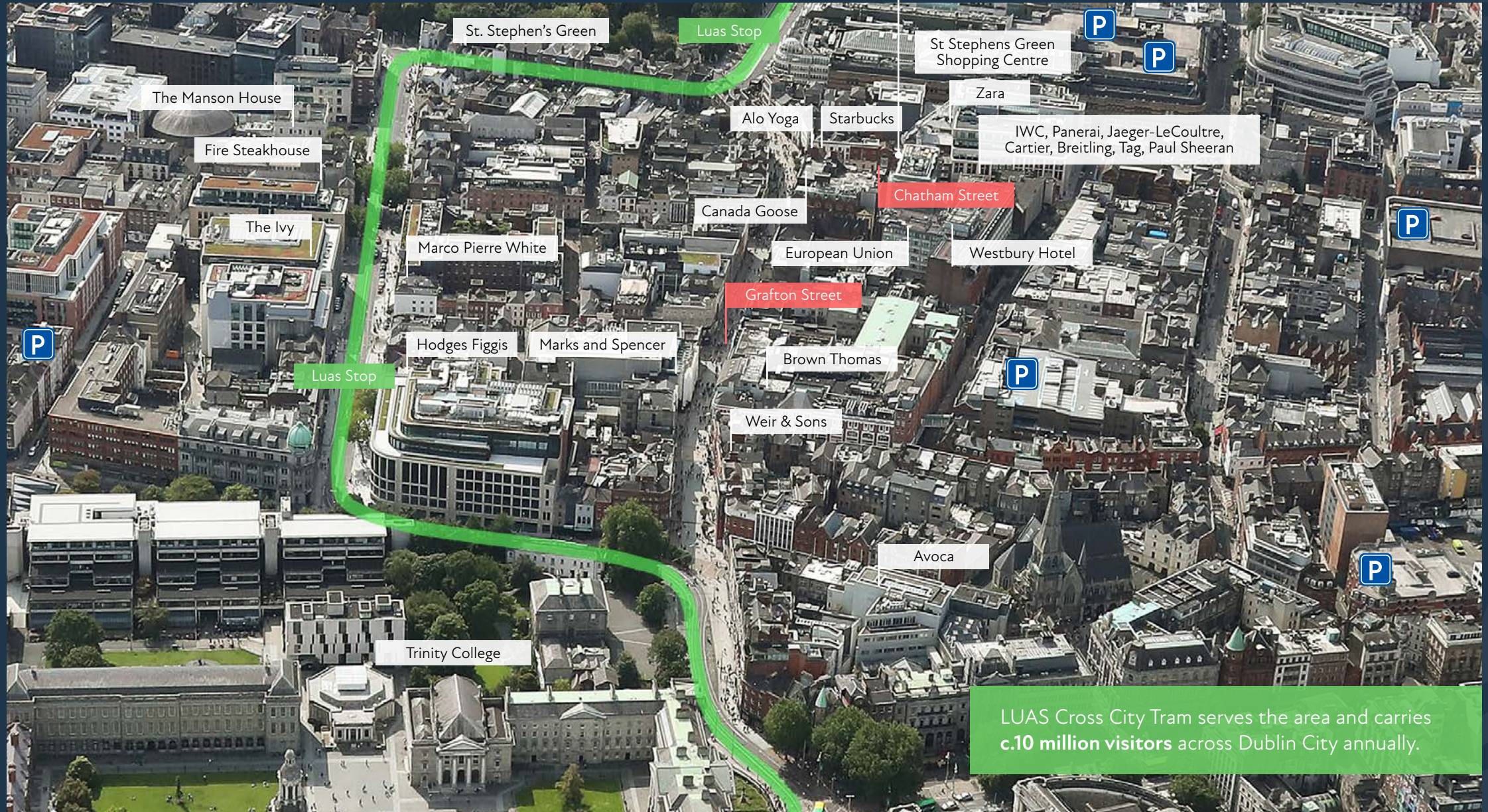
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CHATHAM
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Ireland's Busiest And Most Dynamic Retail Destination



Aerial

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CHATHAM
STREET

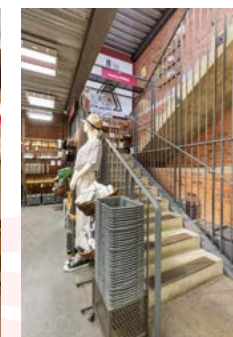


LUAS Cross City Tram serves the area and carries **c.10 million visitors** across Dublin City annually.



The Property

No.5 Chatham Street which is located five doors from Grafton Street provides excellent modern retail accommodation over ground and lower ground trading levels. Customer access to the lower ground floor is via a feature stairwell and is in predominantly retail use with excellent floor to ceiling height of 3.0 metres (9.8 feet). The entire premises is exceptionally well fitted with exposed brick walls, metal deck ceilings, contemporary lighting etc. There is c. 5.8 metres (19 feet) of gross retail frontage to Chatham Street.



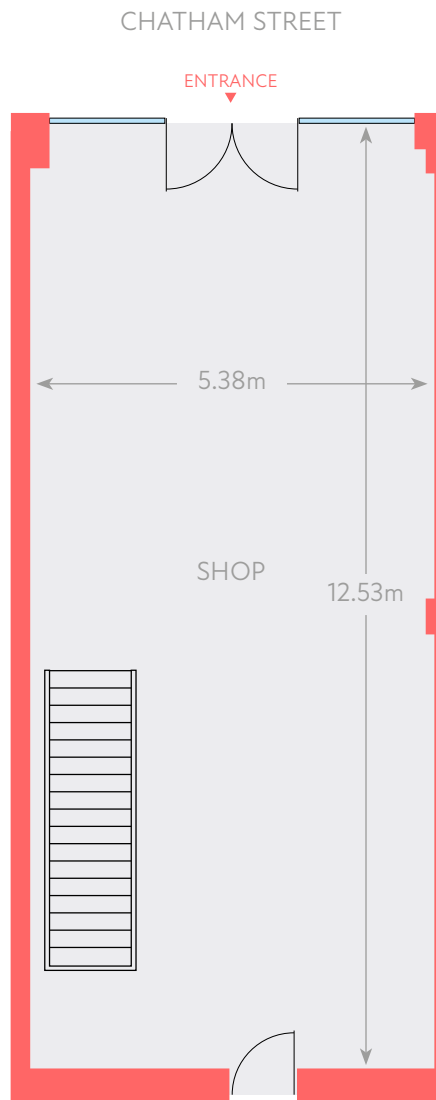
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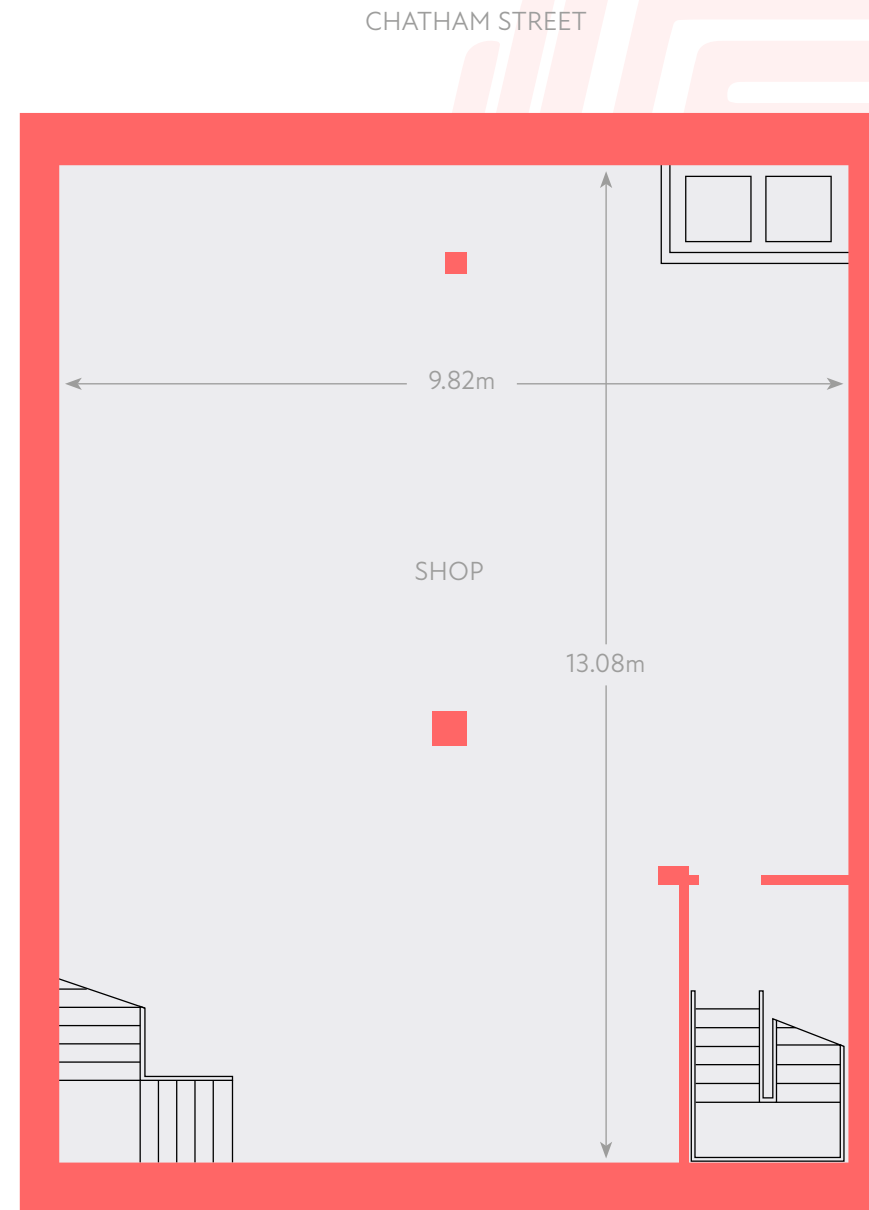
The property provides the following accommodation

Floor	Sq m	Sq ft
Ground	52	560
Lower Ground	115	1,237
Total	167	1,797

*All interested parties are advised to confirm floor areas via on-site measurement



Ground Floor



Lower Ground Floor

For illustration only - not to scale

5 CHATHAM STREET

DUBLIN 2 | IRELAND

Recent new additions in Dublin City Centre include:



Further Information

Terms

Available to let on new lease.

Rent

On application.

Local Authority Rates

Rates payable for 2025 are €14,478.60 calculated as follows - NAV €52,300 x Rate in €0.282 (Please confirm directly with the Valuation Office).

Leasing



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