

17

HENRY STREET

DUBLIN 1, IRELAND



Prime Retail Investment

FOR SALE BY PRIVATE TREATY

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



17 Henry Street is prominently positioned 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, driven by a strong mix of national and international retailers and year-round tourist activity. The area is extremely well-connected, with immediate access to the LUAS Red and Green lines, Dublin Bus

routes and multiple nearby car parks including Jervis Centre and Ilac Centre.

The subject property occupies 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.



ARNOTTS
— EST. 1843 —

PENNEYS
PRIMARK®

DUNNES
STORES

M&S
EST. 1884

ZARA

RIVER ISLAND

PULL&BEAR



next



THE HMV SHOP
EST. 1921

GIFTY
Est. 2024

16
HENRY STREET

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The property comprises a five-storey over basement building extending to approximately 478 sq m (5,144 sq ft) NIA. The ground floor is fully fitted to a modern retail standard, featuring glass display counters, LED-lit shelving and suspended ceilings. Ancillary space at basement and upper levels provides for stock storage and staff facilities. The exterior presents a traditional red brick façade, prominent signage and strong street presence.

1,658 sq ft

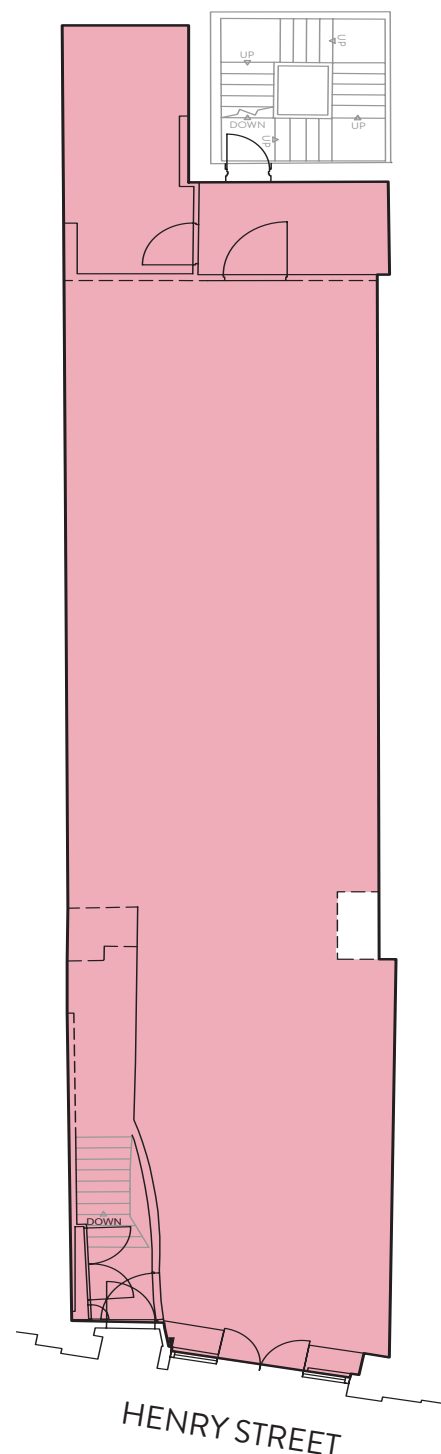
Ground Floor Area

5.3 m

Frontage on Henry Street

ACCOMMODATION SCHEDULE NET INTERNAL AREA

Floor	Use	sq m	sq ft
Ground Floor	Retail	154	1,658
First Floor	Storage/Ancillary	89	960
Second Floor	Storage/Ancillary	46	499
Third Floor	Storage/Ancillary	37	399
Fourth Floor	Storage/Ancillary	24	256
Basement	Storage/Ancillary	128	1,372
Total		478	5,144



TENANCY SCHEDULE

Demise	Tenant	Size sq ft (NIA)	Lease start date	Term	Passing Rent	Next Rent Review	Rent review provision	Break option	Expiry Date
Entire	David Fun Max Limited T/A GIFTY	5,144	November 22, 2024	10 years (FRI)	€200,000* per annum	November 21, 2029	5 yearly to Open Market	November 21, 2030	November 21, 2034

*contracted rent

PRIME HENRY ST



This is a stylized, minimalist map of a shopping district in Galway, Ireland. The map is oriented with Prince's Street North at the top and O'Connell Street at the bottom. The streets are represented by thick black lines. The buildings and shops are represented by grey and white rectangular blocks of varying sizes, some containing logos or names. The map is divided into sections by the main streets: Henry Place, Henry Street, and Moore Street. The shops shown include Lush, Boots, Kingdon of Sweets, Tourist Info, Diesel, Starbucks, Girnos, Mango, Holland & Barrett, Carrol's, Levi's, Clarks, Vision Express, Vodafone, Boots, hmv, Gifty, and various pharmacies and hotels like Pandora, Swarovski, Hickey's, and Hotel Chocolate. The map is a simplified representation of the actual street layout and shop locations.

O'CONNELL STREET

HENRY PLACE

HENRY STREET

PRINCE'S STREET NORTH

TOURIST INFO

Boots
GALWAY BRANCH, 1996-1998

KINGDOM OF SWEETS

LUSH

air

DIESEL

STARBUCKS

BAG CITY

Girnos
GALWAY

Levi's

ESTD 1962
CARROL'S
JEWELLERS

HOLLAND & BARRETT

MANGO

Hotel
Chocolate.

PANDORA

SWAROVSKI

Lovisa

HICKEY'S
PHARMACY

fields

PATSY

TIPPERARY
CRYSTAL

Clarks

vision express

Vodafone

Boots

hmv

GIFTY



COVENANT

The property is let to David Fun Max Limited t/a GIFTY, an established Irish retailer which specialises in mobile accessories, device repairs and tech products from leading consumer brands

David Fun Max Limited was incorporated in March 2010 with a growing nationwide footprint. David Fun Max Limited also trades as Hugmie.

With a portfolio of 16 stores across Ireland, the business is represented in several high-profile shopping centres, including Liffey Valley, The Pavilions and Nutgrove Shopping Centre.



CONTACTS

AND FURTHER INFORMATION

AGENT



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VIEWINGS

Strictly by appointment with sole selling agents Colliers.

TITLE

The property is held under Freehold title.

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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