

Retail Opportunity TO LET

32 Henry Street, Dublin 1



Property Highlights

- Prime city centre retail opportunity to let on Henry Street - North Dublin city's prime retail destination.
- Neighbouring occupiers include Lush, Hotel Chocolat and Butlers Chocolate café.
- Turnkey condition.
- Ground floor retail area extends to 829 sq. ft.

Property Description

The property is situated at the top end of Henry Street just off O'Connell Street. The ground floor retail unit extends to approximately 829 sq. ft. has the benefit of a generous basement space plus three upper floors all in superb condition. The fully glazed shop front provides for superb profile and natural light. This self contained property presents in a turnkey 'white box' condition with the potential of upper floors to be used as office accommodation.

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Location

32 Henry Street is ideally located on the primary retail thoroughfare of the north city with annual footfall in excess of 30m per annum (source: Dublin Town). Henry Street is one of the two main pedestrianised high street retail locations in Dublin, the other being Grafton Street on the south side of the city.

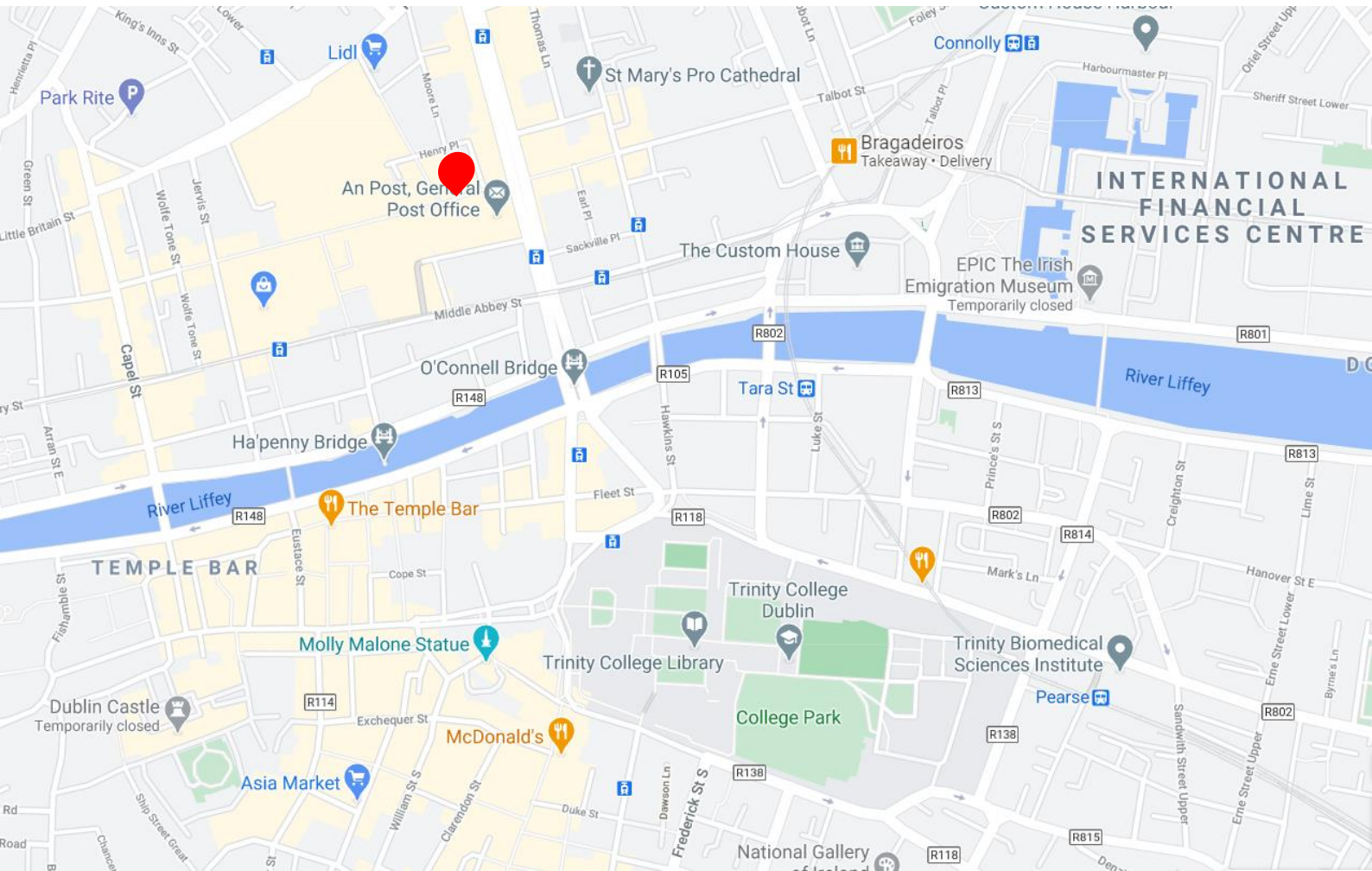
Henry Street is home to many national and internationally recognised brands such as Arnotts, NEXT, Zara, River Island, Mango, Penney's, Dunnes Stores and Marks & Spencer. The area is vastly evolving with substantial development in the pipeline. **No. 32** is located at the O'Connell Street side with adjacencies including Lush and Butlers Chocolates. This central location is well served by public transport with LUAS and Dublin Bus routes close by as well as Dublin Bikes.

Schedule of Accommodation (approx.)

Floor	Sq M	Sq Ft
Ground	77	829
Basement	91	981
First	53.88	580
Second	58.25	627
Third	60.20	684
Total	342	3,679

Term

The subject property is available on a leasehold terms.



Quoting Rent

Price on application.

BER: C3 **BER** C3

BER No: 800671026

Commercial Rates

The tenant is responsible for payment of commercial rates to Dublin City Council of €48,186.40.

Insurance

€3,203.99