



TO LET (BY WAY OF ASSIGNMENT)

19-22, NORTH EARL STREET

Property Highlights

- Prime Dublin City Centre location on pedestrianised part of North Earl Street.
- Landmark retail building extending to a gross floor area of approx. 4,832 sq m / 52,011 sq ft over basement, ground and three upper floors.
- Dual frontage with main access to North Earl Street and secondary access via Marlborough Street.
- Extensive frontage to North Earl Street of c18m.

Location

The property occupies a prime position in Dublin City Centre on the pedestrianised section of North Earl Street, close to its junction with Marlborough/Talbot Street and O'Connell Street. This well-established retail destination is home to major brands including H&M, Decathlon, Dunnes Stores and Pret A Manger and is close to Henry Street.

19-22 North Earl Street sits alongside Dunnes Stores and Style Club by Peter Mark, with other notable neighbours such as Guineys and Starbucks. Its proximity to O'Connell Street ensures excellent transport connections, with multiple Dublin Bus routes, the Luas Cross City Line, and direct pedestrian access to Connolly Station.

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Side Entrance – Marlborough Street



Property Description

19–22 North Earl Street is a four-storey over basement mid-terrace building, prominently positioned in the heart of Dublin City Centre and widely recognised as a local landmark. The property enjoys dual frontage with an extensive main façade (18m+) to North Earl Street and a secondary access to Marlborough Street, adjacent to the Luas Cross City Line. This is a rare opportunity to secure a high-profile retail premises of scale in one of Dublin’s busiest commercial locations.

Schedule of Accommodation

The property comprises the following gross floor areas:

Floor	Total SQ M	Total SQ FT
Basement	711	7,653
Ground Floor	1,408	15,155
Ground Floor Mezz	359	3,864
First Floor	1,123	12,088
Second Floor	636	6,846
Third Floor	595	6,405
Total	4,832	52,011

Lease Terms

The property is held under a 15-year lease from 2019, subject to five-yearly rent reviews linked to CPI.

Insurance

The insurance is €19,749.

Commercial Rates

The commercial rates for 2025 are €199,374 per annum.

Rent

The current rent is €1,045,271 per annum.

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