



# SEVENTY TWO GRAFTON STREET

**DUBLIN** 

NEW FLAGSHIP OPPORTUNITY IN THE CENTRE OF IRELAND'S PREMIER RETAIL STREET

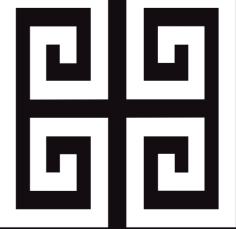
# PRIMERETAIL OPPORTUNITY

Seventy Two Grafton Street presents a unique opportunity to acquire a flagship retail property in the best location on Ireland's strongest retail street.

The property comprises a three storey over basement building with an attractive red brick neo-Tudor style façade. The building is over one hundred years old and was originally designed as a movie theatre.















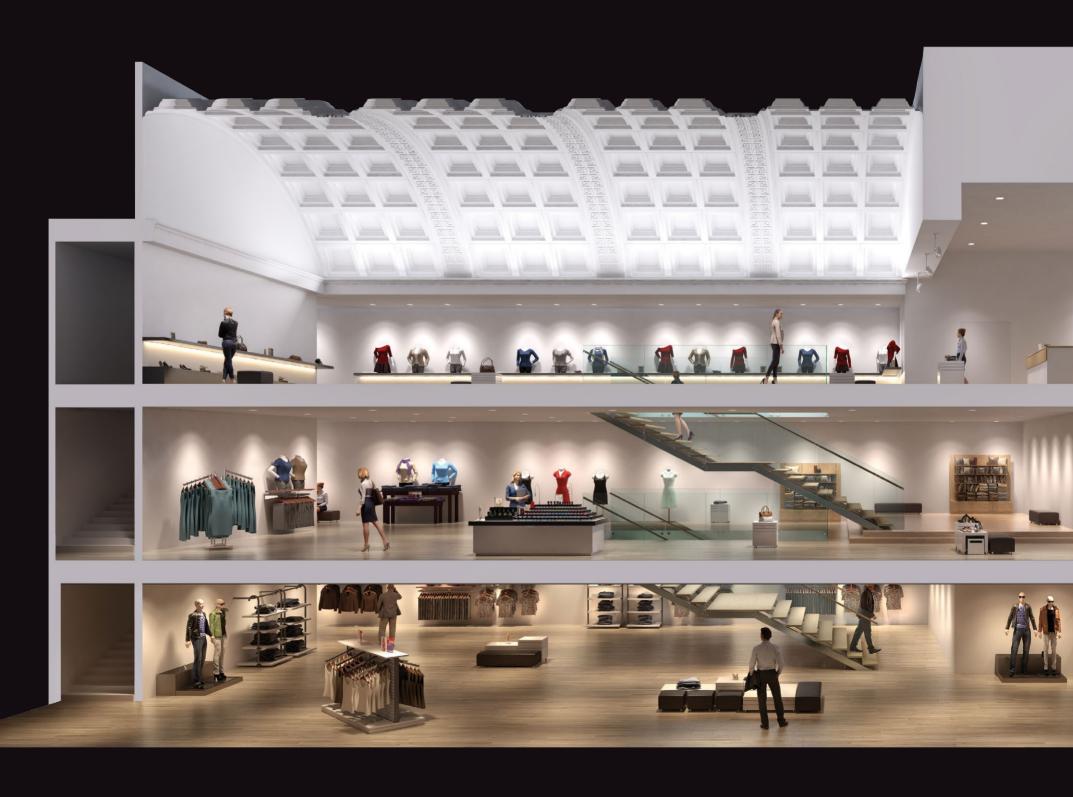
## 9,000 sq ft — premium retail space

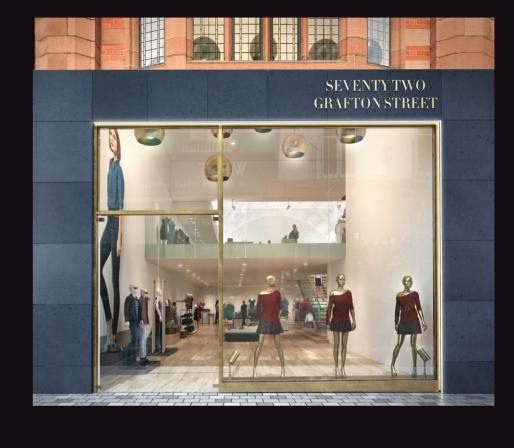


	sq m	sq ft
Second Floor	62.28	670
First Floor	241.74	2,602
Ground Floor	285.40	3,072
Basement	276.32	2,974
Total	865.74	9,318

# SPACE

# THREE PREMIUM RETAIL FLOORS





### Superior modern retail space

- Flagship retail opportunity in the centre of Ireland's premier high street
- Fully redeveloped modern retail unit with over 800 sq m of retail space over three floors
- 7 metre wide glazed shop front
- Double height entrance with stunning vaulted ceiling to rear
- Goods inwards access and elevator to rear of property.

# IRELAND'S BEST RETAIL LOCATION

- 90 high street retail stores providing over 900,000 sq ft of space with a current occupancy rate of 98%
- Population of 1,239,359 within 30 minutes of Grafton Street with a purchasing power of €25.71 bn (Source ESRI)
- Seven multi-storey car-parks in Grafton Street vicinity with approximately 3,300 spaces
- Luas Cross City Tram project will be completed by September 2017, with new local stops at Trinity College and Dawson Street
- The LUAS Green line terminates at the top of Grafton Street carrying over 14 million passengers per annum (38,000 per day).

57,000,000

— footfall per annum

1,239,359

— local population

€25.71 bn

— purchasing power

















## COMPELLING STATISTICS

4.0%

Fastest growing economy
in Europe 2014 and 2015



3.9 m

Visitors to Dublin in 2014



108.6

Consumer sentiment index has increased in 12 months from 96.1 to 108.6



9.3%

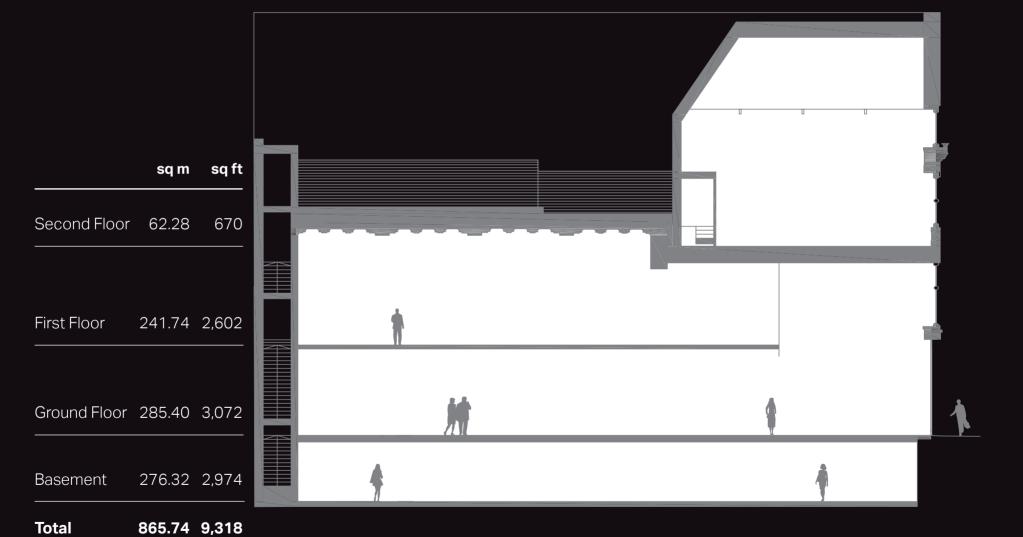
Volume and value of retail sales up 5.6% and 9.3% respectively for the year up to May 2015

# GRAFTON STREET



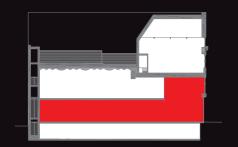


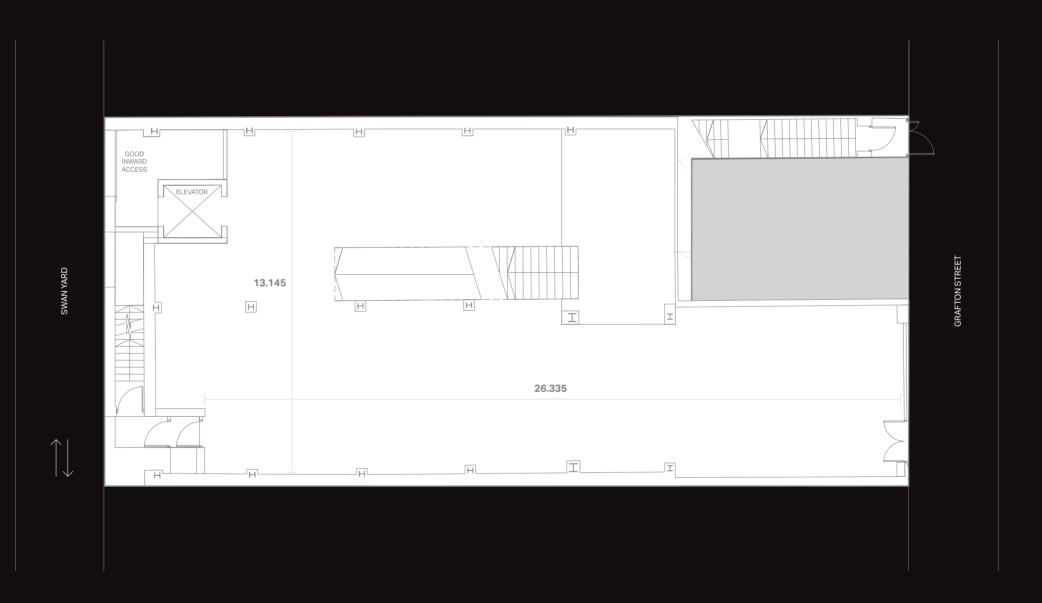
# **FLOOR PLANS**



### GROUND FLOOR

285.40 sq m 3,072 sq ft

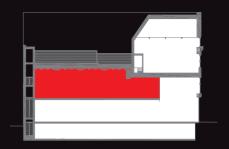


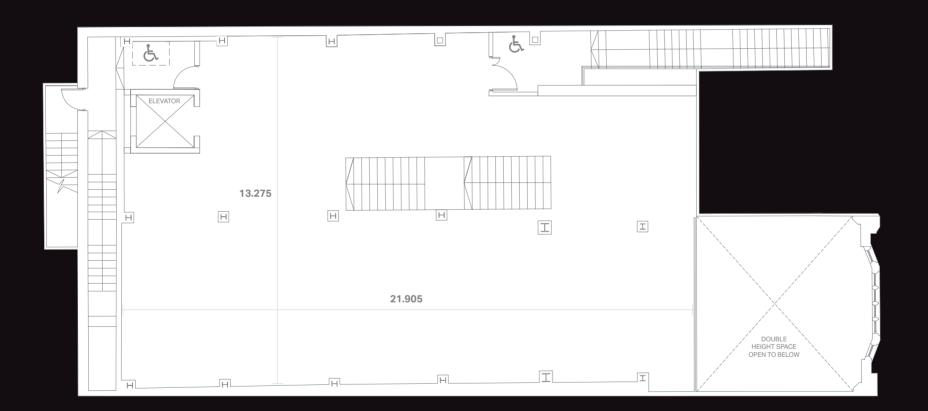




### FIRST FLOOR

241.74 sq m 2,602 sq ft

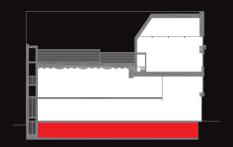






### **BASEMENT**

276.32 sq m 2,974 sq ft







# RETAIL EXPERTISE



Established in 1967, IPUT is the largest domestic owner of prime retail and office buildings in Ireland. IPUT owns and manages an extensive retail portfolio in Dublin which includes twelve properties on Grafton Street and Henry Street together with Phase 1, The Park, Carrickmines and a 25% share in Pavilions Shopping Centre in Swords.

Other IPUT properties situated on Grafton Street and surrounding streets:



28 Grafton Street



36 Grafton Street



**40 Grafton Street** 



65/66 Grafton Street



69 Grafton Street



6/7 St. Stephen's Green



83 Grafton Street



**87 Grafton Street** 

## BUILDINGHISTORY

*1911* 

2016









1911

1950's

1960's

2016

Seventy Two Grafton Street was designed in 1910 by architect, Richard Francis Caulfield Orpen, brother of the painter, William Orpen. Known originally as the Grafton Picture House, the building first opened its doors as a cinema on the 11th April 1911.

Dublin received its first presentation of "talking pictures" when Thomas Edison's Kinetophone technology was demonstrated at the Grafton Picture House in April 1914. The Cinema continued in operation for over 60 years until the 1970's when the building was converted to retail use and Grafton Street became pedestrianised for the first time.

In 2016, Seventy Two Grafton Street is extensively transformed to provide an international quality Flagship retail store.



#### www.iput.com

### **DETAILS**

#### **Terms**

Long Term Lease Available on Modern Lease Terms

#### Inspection

Strictly by prior appointment

#### **Quoting Rent**

On Application

### **Current Local Authority Rates**

Current Rateable Valuation of €316.000

### **AGENTS**



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Images depicting Seventy Two Grafton Street are CGI's (Computer Generated Images). All plans are indicative and not to scale.





AN **IPUT** BUILDING