

NEW RESTAURANT OPPORTUNITY

ONE GRAND CANAL SQUARE

IN ONE OF DUBLIN'S MOST DYNAMIC DISTRICTS

STEAL THE SHOW

ONE GRAND CANAL SQUARE IS READY
TO STEP INTO THE SPOTLIGHT

A lively setting next to Dublin's busiest theatre, One Grand Canal Square takes centre stage in this premier destination. Affluent and aspirational, this easy access waterside district offers excellent visibility for an ambitious food and beverage operator.

CGI of retail unit One Grand Canal Square, Dublin 2

AN EXCEPTIONAL WATERFRONT LOCATION BESIDE BORD GÁIS ENERGY THEATRE



CGI of retail unit at One Grand Canal Square, Dublin 2



ONE GRAND CANAL SQUARE



DUBLIN'S MOST EXCITING LEISURE QUARTER

- A dynamic neighbourhood with a captive audience.
- A light-flooded waterfront address with outdoor seating.
- A showstopping space surrounded by apartments, offices, hotels and retail.
- With easy access by DART, Luas, bus and car, One Grand Canal Square is ready to step into the spotlight.

CGI of retail unit at One Grand Canal Square, Dublin 2



WHO ARE YOUR NEIGHBOURS?



OSTERIA LUCIO

Modern Italian by Michelin starred chef Luciano Tona and restaurateur Ross Lewis.

Grand Canal Quay, Dublin 2



ANANTARA THE MARKER

Landmark 5-Star hotel, overlooking the waterfront.

Grand Canal Square, Dublin 2



CHARLOTTE QUAY

Lively and atmospheric restaurant, bar, and venue.

Charlotte Quay Dock, Dublin 4



ALLTA

Modern Irish fine dining restaurant by chef Niall Davidson.

Grand Canal Dock, Dublin 2



MARÉE (coming soon)

Award-winning Dublin chef Karl Whelan is bringing modern Irish food with a French accent to his new spot at Bolands Mills.

Bolands Mills, Dublin 2

A STANDING OVATION

LOCATED BESIDE A LANDMARK CULTURAL DESTINATION

Showcasing headline acts and global productions, Bord Gáis Energy Theatre leads the way in the Irish cultural landscape. Attracting a year-round audience, this cutting-edge theatre is a cornerstone of Dublin's tourism scene. Good neighbours don't come much better than this.

Bord Gáis Energy Theatre
is celebrated as one of the
busiest theatres in Europe

600,000

people attend each year

16,000

people attend each week

360

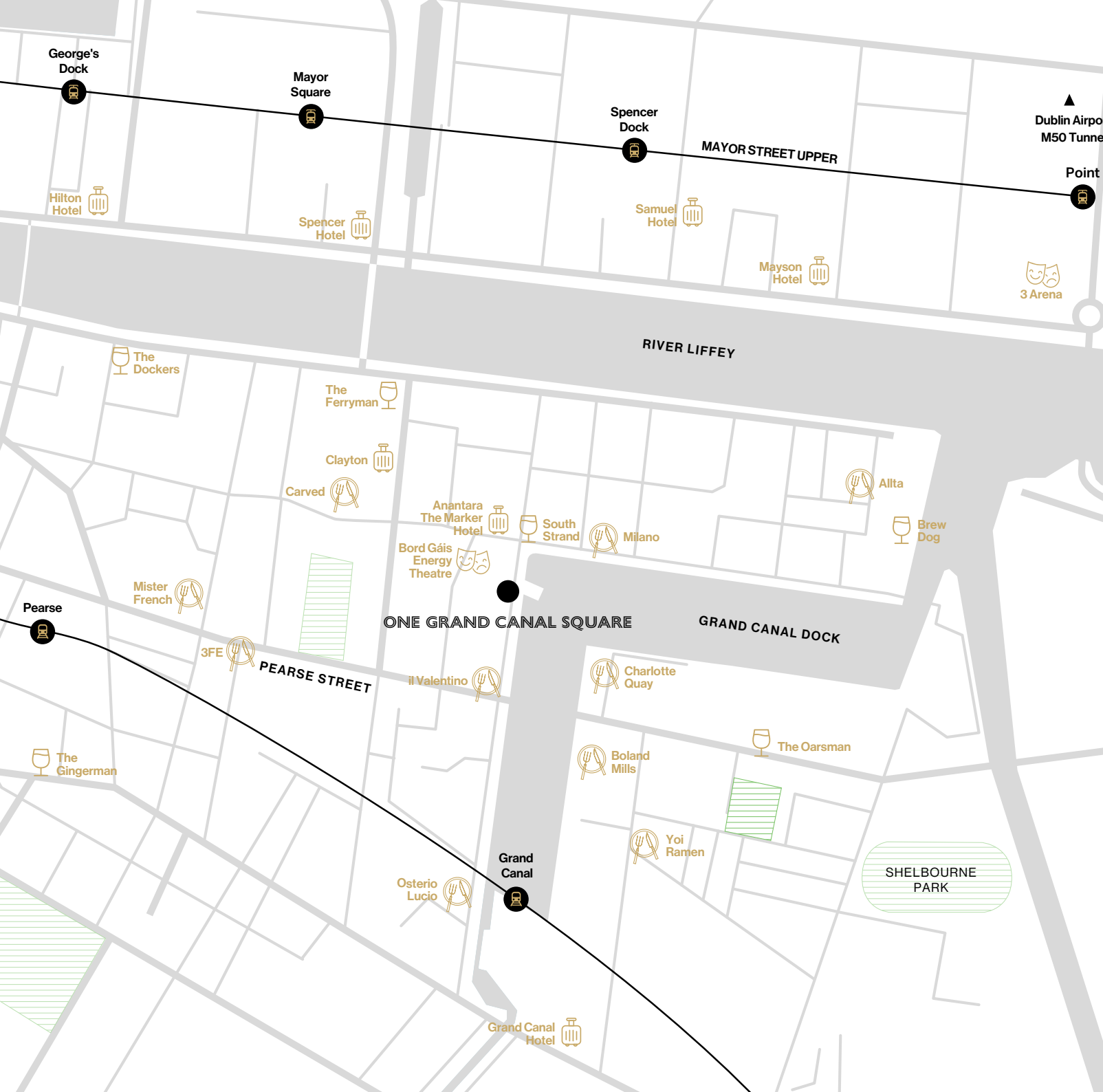
performances each year

110

of the finest global live
productions staged each year,
i.e. Moulin Rouge, Hamilton



Bord Gáis Energy Theatre
Grand Canal Square, Dublin 2



YOUR
AUDIENCE

accenture

Google

HSBC

CITADEL

airbnb

TikTok

WILLIAM FRY

GRAND CANAL DOCK IS AN ESTABLISHED, PREMIUM DESTINATION



ONE GRAND CANAL SQUARE

CGI of retail unit at One Grand Canal Square, Dublin 2



CAPACITY CROWD

YOUR CUSTOMERS

AREA BREAKDOWN

POPULATION

92,000

people living in the core catchment area

177,000

total catchment population

SPEND

€22,896

annual household retail spend

€9.4M

total catchment spend potential

WORKERS

79,100

potential worker population

€184M

worker total spend
(Within a 15-minute walk)

Grand Canal Square, Dublin 2



Strong footfall, local spend and year-round theatre audiences. Further revenue potential comes from the 79,100 workers within a 15-minute walk with a combined total spend of €184m.

Source: IPUT commissioned research

2,800 SQ FT

A BLANK CANVAS FOR A GRAND PLAN

A prominent waterfront restaurant with outdoor seating in one of Dublin's busiest cultural neighbourhoods, One Grand Canal Square offers 2,800 sq ft of reimagined space to create your vision.

KEY FEATURES

**ESTABLISHED
F&B LOCATION**

**BESIDE BORD GÁIS
ENERGY THEATRE**

**PROMINENT CORNER
PRESENCE**

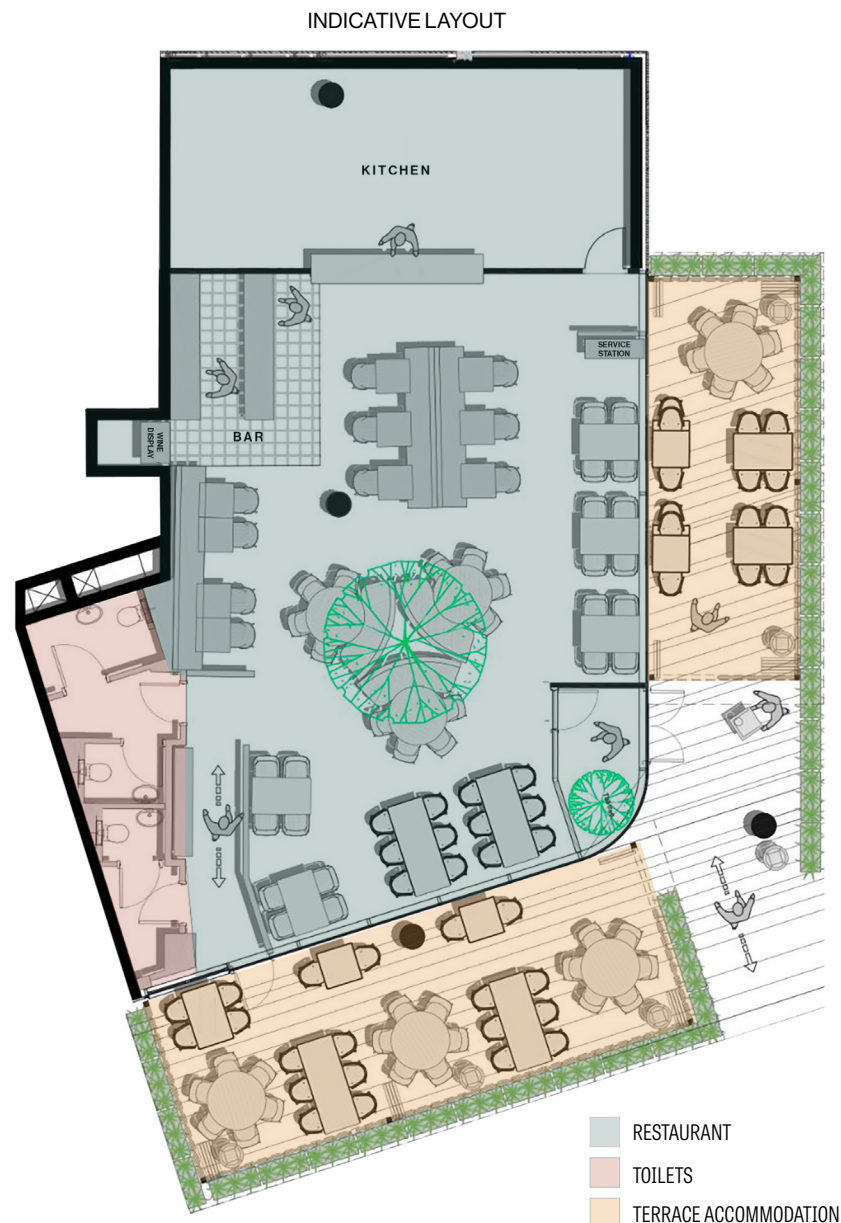
**RENOVATED AND
READY FOR FIT-OUT**

**LIGHT FILLED
RESTAURANT (1,900 SQ FT)**

**LARGE ENCLOSED
TERRACE (900 SQ FT)**

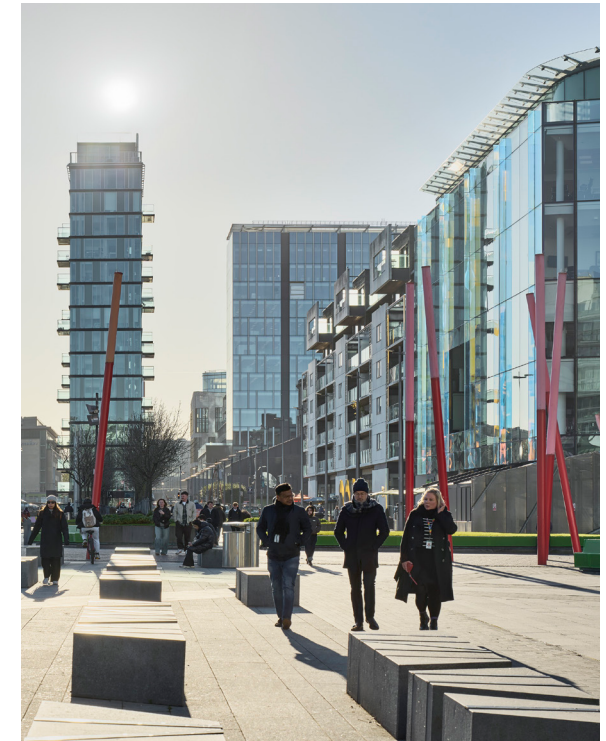
**RETRACTABLE
GLAZING**

**177,000 PEOPLE IN
LOCAL CATCHMENT**





CGI of retail unit at One Grand Canal Square, Dublin 2



ONE GRAND CANAL SQUARE



All data, figures, measurements and illustrations contained within this brochure are approximate and provided for indicative purposes only. Interested parties should rely on their own enquiries and investigations to verify all information.

WE'VE SET THE SCENE

ONE GRAND CANAL SQUARE

NOW YOU CAN STEAL THE SHOW

A development by

IPUT REAL ESTATE
DUBLIN

iput.com



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Availability

Immediately

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