
MARY STREET

TO LET | 31/32 MARY STREET | DUBLIN 1

PRIME RETAIL OPPORTUNITY WITH EXCELLENT RETURN FRONTAGE



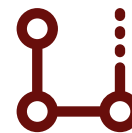


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A prime corner pitch opportunity on one of Ireland's Premier High Streets.



Benefits from frontage of 9.5m onto Mary Street and return frontage to 13.5m to Upper Liffey Street.



Ideally located between Arnotts Department Store, Jervis Shopping Centre and Ilac Centre.



84.1 sq.m (905 sq.ft) of retail space and extending to a total area of 346.1 sq.m (3,726 sq.ft) over four levels.



ABOUT MARY STREET

Features an **EXCELLENT MIX** of national and international retailers including brands such as:

Over **3,000 CAR PARKING** spaces in the vicinity along with excellent public transport links.

The shopping area is **IDEALLY LOCATED** for passengers travelling on the Luas Cross City tram service which carries an estimated 10m passengers per annum.

FOOTFALL in excess of **15.2M** in 2023.

PENNEYS

DUNNES STORES

M&S
EST. 1884

next

NEW LOOK

JD

Boots

ZARA



IRELAND STATS



Population of
5.1 million

The 3rd highest growth
rate in Europe
(CSO 2022)



Youngest

Population in Europe
(CSO 2022)



63.4%

of the population live in
Urban Areas. 1.46 million
people live in the Local
Dublin Area
(Census 2022)



5.75 million

projected population
by 2050
(CSO 2022)



2.66 million

people in employment
– highest level ever
recorded
(CSO 2022)



First

in Europe for
Economic Growth



€153 billion

in household savings -
highest level ever recorded
(Central Bank of Ireland)



7 million

overseas visitors in 2022
(ITIC 2022)

FLOOR PLANS

MARY STREET

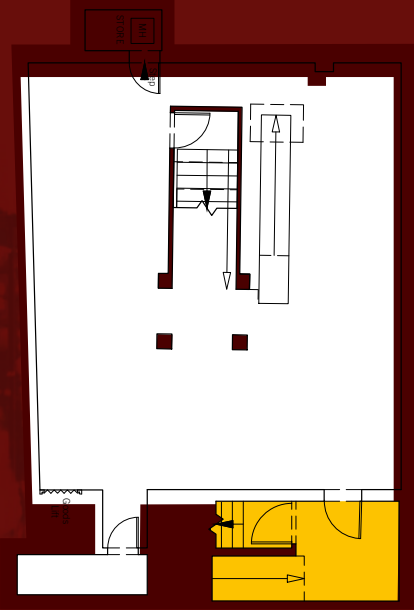
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ACCOMMODATION SCHEDULE (NIA)

Floor	Use	Area sq. m	Area sq. ft
Basement	Storage	83.9	903
Ground	Retail	84.1	905
First	Storage	91	980
Second	Storage	87.1	938
Total NIA		346.1	3,726
Total GF Retail		84.1	905

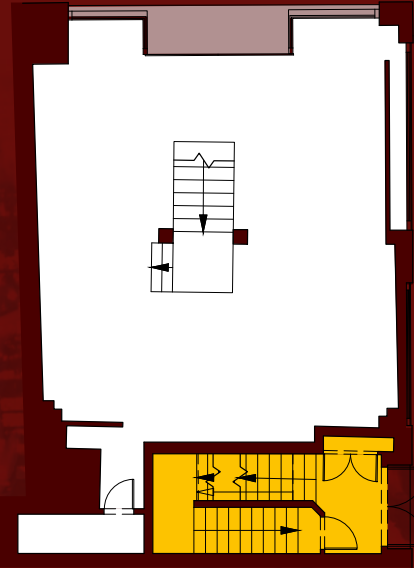
Basement

MARY STREET



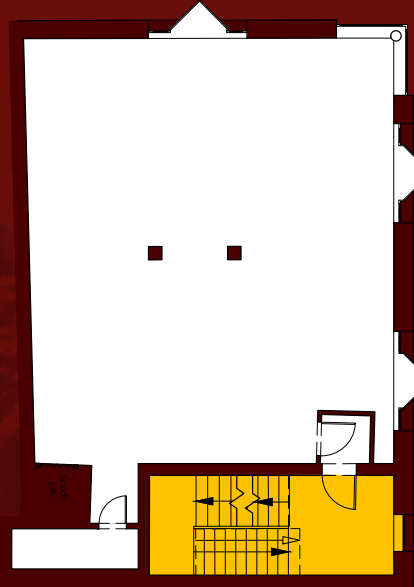
Ground

MARY STREET



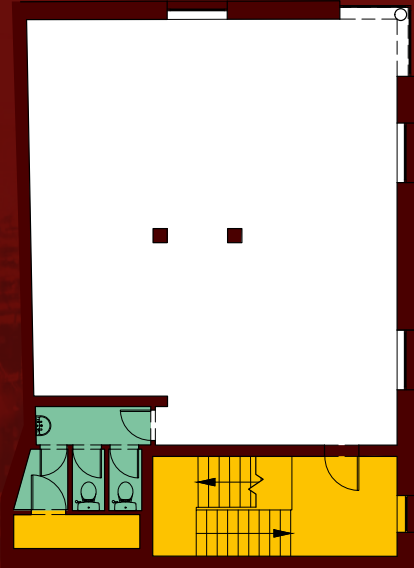
First

MARY STREET



Second

MARY STREET



LIFFEY STREET UPPER

AVAILABILITY

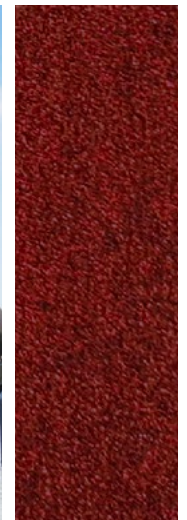
Available to let immediately by way of a new lease on modern lease terms.

Quoting terms on application.

BIDS 2024 - €€2,311.

Rates 2024 - €47,422.40

BER TBC



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