45 Grafton Street

Dublin 2, D02 PY65

QUINN AGNEW



TO LET

1,765 SQ FT
(163.97 SQ M)

RENT ON APPLICATION

Prime Retail Unit

Fully Refurbished

- High Profile Retail Opportunity
- Two Floors of Retail Accommodation
- ITZA: 49.15 sq. m. / 529 sq. ft.
- Annual Footfall of 42 million
- Ireland's Premier Retail Location

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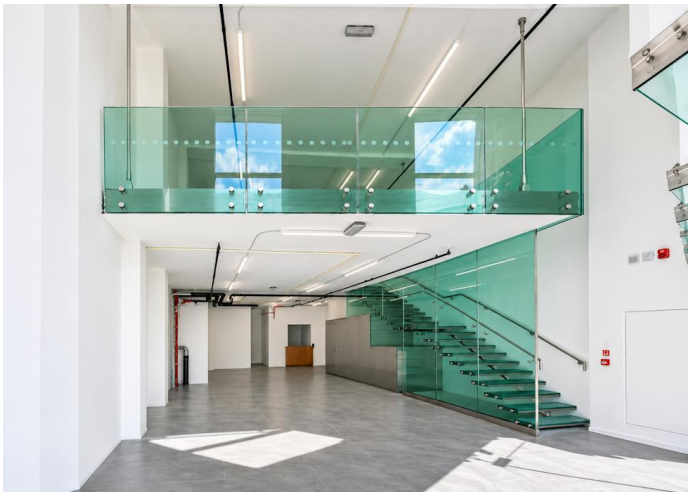

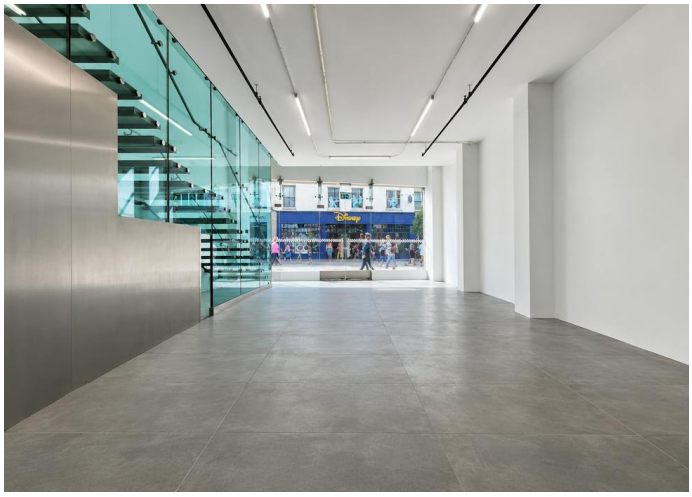

Summary

Available Size	1,765 sq ft / 163.97 sq m
Rent	Rent on application
Rates Payable	€41,670 per sq m
Service Charge	N/A
BER	G (800923567)

Description

45 Grafton Street presents a unique opportunity to acquire a prime retail premises on Ireland's Premier Retail Thoroughfare.

The building comprises high-profile retail accommodation over the ground and first floors with a storage area in the basement.

No. 45 has the benefit of c. 780 sq. ft. of prime retail space on the ground floor with an ITZA of 529 sq. ft.

The property comprises a 4-storey-over-basement building of concrete construction with a modern façade with new LED lighting and ceramic-tiled floors.

The floating glass shopfront, glazed first-floor setback and contemporary void together with the roof lights maximise available natural light.

The building includes a fully functioning lift that serves all floors.

Ireland's Premier Retail Location

Grafton Street is a must-see attraction for shopping enthusiasts, and annual footfall on exceeded 42 million visitors in 2025.

The street typically sees footfall in excess of 530,000 people per week.

There are 7 Multi – Storey car parks in the Grafton Street vicinity with approximately 3,300 spaces.

Accommodation

The accommodation comprises the following NIA areas:

Description	Building Type	sq ft	sq m
Ground Floor	Retail	780	72.46
First Floor	Retail	689	64.01
Basement	Open Storage	296	27.50
Total		**1,765**	**163.97**

Location

No. 45 Grafton Street is located in the heart of Dublin City, surrounded by premium shopping streets such as Wicklow Street, Dawson Street, and George's Street.

Grafton Street is Dublin's premier, pedestrianised shopping street running from St. Stephen's Green to College Green.

Renowned for its lively atmosphere and high-end department stores. It is considered one of the most prestigious shopping streets in Europe.

No. 45 is situated conveniently near St. Stephen's Green Shopping Centre at the top of Grafton Street.

The building is adjacent to a number of well-renowned retail shops such as Hugo Boss, Massimo Dutti, The North Face, Disney and LEGO.

The area is well serviced by public transport, with DART, LUAS and Dublin Bus routes within minutes' walk of the property.

There are also numerous Dublin Bike and GoCar Stations within the vicinity.



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