

TO LET

HIGH PROFILE
RETAIL UNIT

UNIT 23A
MARY STREET

DUBLIN 1



HIGHLIGHTS



HIGH-PROFILE RETAIL PROPERTY ON ONE OF DUBLIN CITY CENTRE'S PRINCIPAL SHOPPING STREETS.



EXCELLENT ADJACENCIES – PENNEYS, JD SPORTS, LIFESTYLE SPORTS, AND NEW YORKER (CURRENTLY FITTING OUT).



IMMEDIATELY ADJACENT TO PRIMARY ENTRANCE TO JERVIS SHOPPING CENTRE.



EXTENDING TO APPROXIMATELY 2,432 SQ. FT. ACROSS GROUND FLOOR, MEZZANINE AND BASEMENT.



AVERAGE WEEKLY FOOTFALL OF 290,000 ON HENRY STREET/MARY STREET.

The property presents an excellent opportunity to secure a prominent retail position in the heart of Dublin city centre.

DESCRIPTION

Situated on Mary Street (an extension of Henry Street), adjacent to Jervis Shopping Centre and opposite Pennys & the Ilac Centre, the property benefits from consistently high levels of pedestrian footfall. With excellent frontage onto Mary St, the unit offers high visibility and strong potential for prominent brand exposure. As well as various public transport links the

surrounding area also provides access to over 3,000 car parking spaces.

Mary Street and the surrounding area are home to a strong mix of national & international retailers, including Penney's, M&S, New Yorker, Arnotts, Dunnes Stores, JD Sports, Lifestyle Sports, Sports Direct & Next.



SCHEDULE OF
ACCOMMODATION

FLOOR	USE	€IA SQ. M.	€IA SQ. FT.
Ground	Retail	92	990
Basement	Retail	94	1,010
Mezzanine	Ancillary	40	430
Total:		226	2,432

*Measured on a Net Internal Area basis.
Please note floor areas should be verified independently.





FURTHER INFORMATION

Quoting Rent:

€180,000 per annum, exclusive of property costs.

Rates:

The 2026 Local Authority rates equate to €42,743.10 per annum.

Lease terms:

Available on new lease terms.

Availability:

Available immediately

BER:



Viewings strictly by appointment through sole letting agents BNP Paribas Real Estate.

Contact



**BNP PARIBAS
REAL ESTATE**

57 Adelaide Road
Dublin 2
D02 Y3C6

T +353 (0) 1 661 1233
realestate.bnpparibas.ie
PSRA No: 002702

Niall Delmar

Niall.delmar@bnpparibas.com
+353 87 924 9109

Eva Matthews

eva.matthews@bnpparibas.com
+353 (0)87 190 8068

Disclaimer: BNP Paribas Real Estate gives notice that these particulars are set out for general outline only, for the guidance of intending tenants / purchasers and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and other details are given without responsibility and any intending tenants / purchasers should not rely on them as statements or representations of fact but must satisfy themselves or otherwise as to the correctness of each of them. All floor areas are approximate.