



At a glance guide to Retail and Leisure services

The retail and leisure sector continues to face challenges but is undoubtedly a thriving sector. There is an emergence of a new type of operator who are focused on enhancement of the experience for the consumer while also seeking to ensure that sustainability is at the forefront of their operations. The retail landscape is constantly changing driven by the consumers for increased convenience and choice. Demand for retail space continues to increase in Dublin.

A new wave of leisure entrepreneurs is actively reinvigorating the pub, restaurant and café sector. At the same time, with increased public scrutiny on personal health and fitness, we are seeing continued growth in the leisure and tourism sectors - including Greenway businesses, 24-hour gyms, and outdoor bootcamp franchises - are continuing to surface and grow. Consolidation of restaurant and pub chains and a vibrant city scene are attracting foreign investment. Retail vacancy levels in the city centre are continuing to drop with occupation levels rising and new international retailers entering Dublin. Retail parks are thriving as destination retail hubs throughout the country. The sector is hot at the moment and our clients are right in the middle of it.

| Our services

Our lawyers have advised our national and international client base extensively in the retail and leisure sectors – from retail parks, to cinemas, to city centre developments. In most retail and leisure businesses, real estate will form the cornerstone of their operations. Our team provides advice from the initial construction stage right through to management of the asset and assisting our clients with future planning and development of their projects. We act for lenders, funds, developers, landlords and tenants.

We can advise on:



development,
construction,
acquisitions,
disposals and
financing



all aspects of
landlord and
tenant agreements



ESG and
sustainability
clauses

We understand
the challenges our
landlord and tenant
clients face in an
ever-changing
market.



licensing to include:

- rooftop/mast licences with major operators
- marketing suites and showroom arrangements
- kiosk licences and concession arrangements (including festive popups)
- temporary occupation and consent arrangements

| Our experience

We are passionate about the built environment. We have extensive experience and contacts in development and related disciplines including planning, engineering, design, specialist sub-contractors, finance, surveying and tax.

Our recent experience includes:



Development, financing and letting of a newly constructed shopping centre, including agreeing complex agreements for lease and leases with international anchor tenants



Acquisition of a €20 million retail park with eight tenant units in Munster



Purchase, development and financing of a 6 hotel portfolio based throughout Ireland



Negotiating the occupation of major international brands into their Dublin City centre locations



Acting for one of Ireland's largest hospitality groups in their re-financing of over 40 bars, restaurants and leisure facilities with an alternative investment fund

| Key contacts



Andrew Nagle
Partner, Real Estate
Ireland
+353 1 669 7071

andrew.nagle@ogier.com



Sarah Keenan
Partner, Real Estate
Ireland
+353 1 232 1077

sarah.keenan@ogier.com



Elaine White
Partner, Dispute Resolution
Ireland
+353 1 237 3081

elaine.white@ogier.com

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