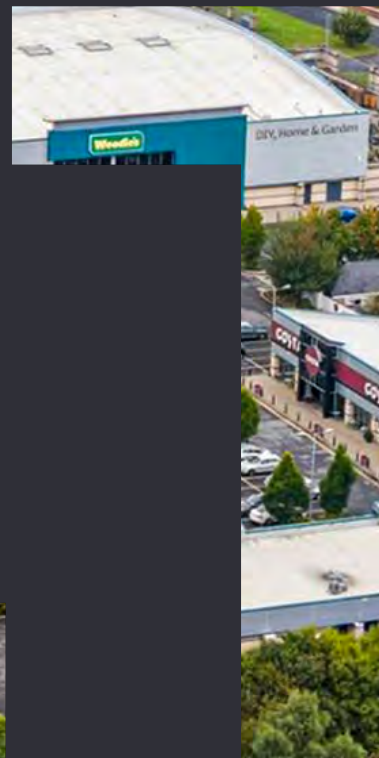
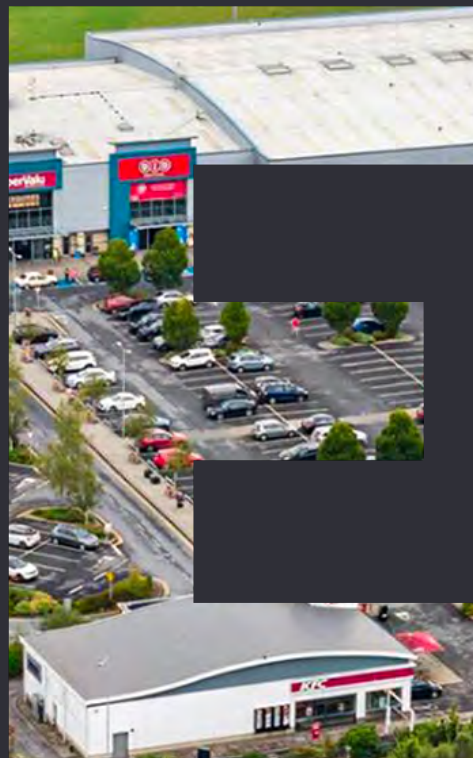


April 2025  
Edition no. 40



# Bannon **Retail Pulse**



# F&B Market Focus – Activity Q1 2025

The Food and Beverage market in Ireland has continued to demonstrate strength despite national and international economic uncertainty.

Despite these headwinds operators have proved resilient and have weathered the storm, continuing to perform well.

While there have been some high-profile trading difficulties, such as those faced by the Press Up Group, it has not resulted in a significant increase of available F&B space in the market.

Demand for restaurant space in Dublin and major cities remains strong, with limited supply and most units that do come to market are typically leased quickly.

This demand is being driven by both local operators and international brands. Due to high fit out costs, fitted or partially fitted spaces are in higher demand whilst shell units are being leased on more competitive terms.

## Recent Openings / Deals

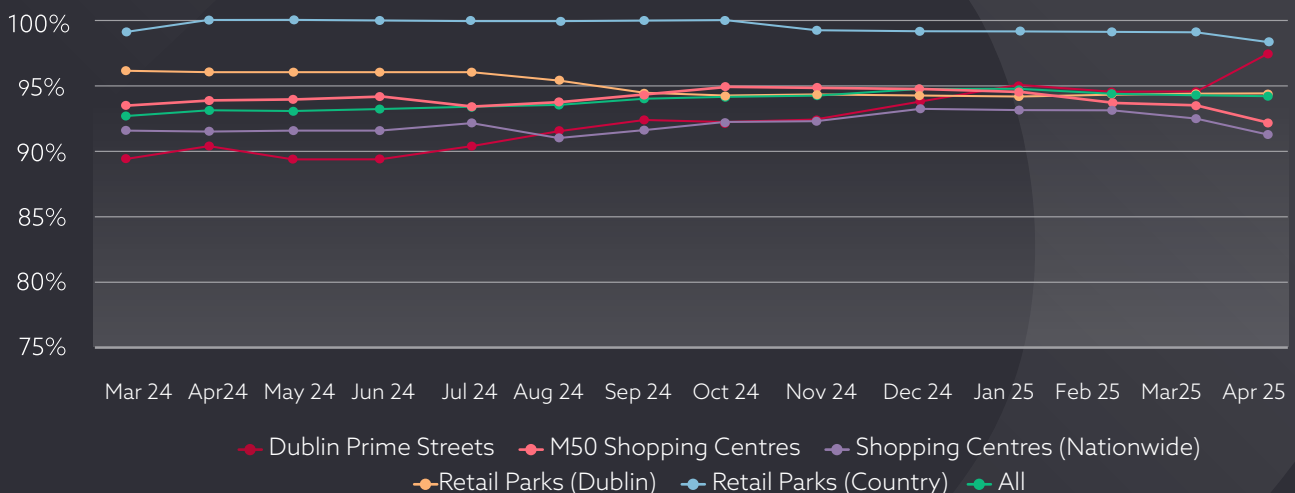


## Active Requirements



## Bannon Retail Occupancy Tracker

Tracked Representative Sample



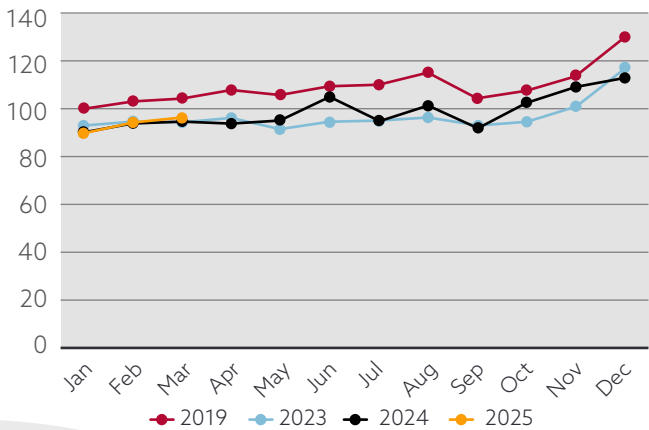
# Bannon Trading Analysis

## As at 31st March 2025



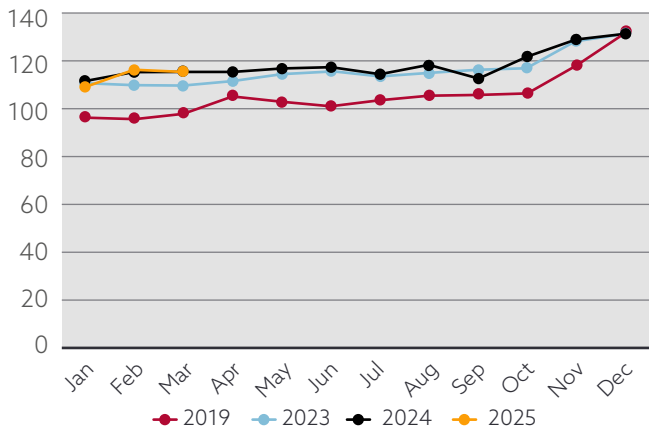
### Shopping Centre Footfall

(Indexed: Based = Jan '19)



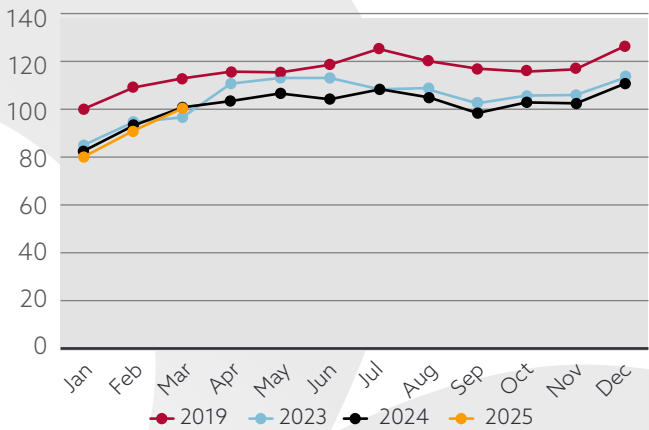
### Retail Park Footfall

(Indexed: Based = Jan '19)



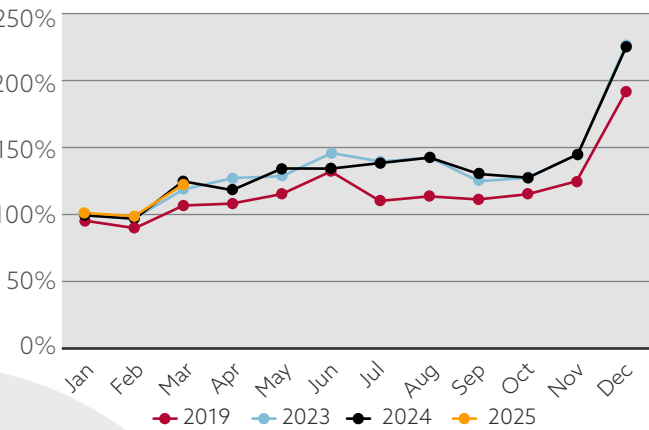
### High Street Footfall

(Indexed: Based = Jan '19)



### Ratio - Sales : Footfall

(Indexed: Based = Jan '19)



Footfall across our shopping centre portfolio in March 2025 was 1.1% ahead of March 2024. Sales on the other hand were 1.7% behind March 2024.



High street footfall in March 2025 was 0.1% ahead of March 2024 and 10.7% behind pre-COVID levels (March 2019).



Footfall across our retail park portfolio in March 2025 was 3.1% behind that of March 2024.

Data is preliminary in nature and subject to revision.

# Expert Insight

By Neil Bannon



## Bright Skies, Brighter Sales



**25.9°**  
Temperature in Athenry, Co Galway, at about 6pm yesterday, according to provisional figures.

### Record temperatures set to drop before bank holiday

**SORCHA POLLAK and ÓRLA RYAN**

The record temperature for April in Ireland was recorded yesterday, according to provisional Met Éireann data.

A very warm day across the State saw the previous April record of 25.8 degrees broken in Athenry, Co Galway, where a temperature of 25.9 was recorded in the provisional data. The previous record was set in Glenties, Co Donegal, in 1984.

The previous highest April temperature in the Galway town was 21.8 degrees set in 2011.

Other areas saw their local April records broken, with highs recorded at 17 weather stations across the State.

The temperature in Newport, Co Mayo, reached 25.7 degrees by 3.39pm. The previous highest April temperature recorded there was 23.4 degrees in 2011.

Mount Dillon, Co Roscommon, reached 25 degrees, beating the previous April record of 22.3 degrees that was only set on Tuesday. It also hit 25 degrees at Shannon Airport, overtaking the previous 23.5 degrees recorded in April there in 2003.

The temperature on Valentia Island, Co Kerry, peaked at 24.7 degrees, breaking the previous April record of 24 degrees from 1984.

"It is the warmest day of the year so far," said Met Éireann forecaster Aodh Kealy.

The May bank holiday is set to remain dry and sunny, but the warmer air of recent days will not stretch through the weekend. While temperatures were forecast to exceed 20 degrees yesterday and in certain parts of the country today, tomorrow will be cooler and cloudier than previous days.

Dublin city residents and visitors to the capital will be unable to travel south on the Dart this bank holiday weekend, with the line between Grand Canal Dock and Greystones set to close between Saturday and Monday.

Irish Rail has announced there will be no Dart services between Grand Canal Dock and Wicklow due to engineering works.

**Intercity services**

Ronshare Intercity services will also operate a bus transfer between Bray and Connolly.

Dublin Bus and Go-Ahead Ireland will be accepting train tickets for those affected by the closure, with the former following a Sunday service with no Ninelink in service on Sunday.

Today will be cool in the north of the country while warmer conditions will continue in southern regions, said Met Éireann.

There will be some bright and sunny spells tomorrow, with highest temperatures reaching 17 or 18 degrees and just a few light showers.

Saturday is due to begin as dry and bright but cloudier conditions will spread over the country through the morning and afternoon, bringing light rain and drizzle.

Temperatures will range between 13 to 17 degrees during the day, dropping to between four and eight degrees on Saturday night.

**■ A boater and a heron take to the fine weather at Sandycove, Dublin, yesterday.**  
PHOTOGRAPH NICK BRADSHAW

Sunday is forecast to be dry and bright, with a chance of some isolated showers in the east of the country and highest temperatures reaching 18 or 19 degrees. That night will be cold, with lowest temperatures dropping to one degree in parts of the country.

The Monday bank holiday will enjoy good spells of sunshine with temperatures ranging between 13 and 18 or 19 degrees.

Source: The Irish Times

Last week, we had the hottest April day on record. Good weather early in the season is typically good for the retail sector. It gets consumers thinking of summer holidays and the requisite clothing purchases, it gets people out in the garden, driving sales in retail parks of garden furniture, plants and barbeques and it drives sales in pubs and restaurants as people come out to socialise. Generally, a bout of Spring sunshine puts almost everyone in a better mood.

The ability of the Irish media to find a bad news story in everything was again demonstrated by the above headline in the Irish Times the following day. They chose to mark the sunny weather by telling us

that it wasn't going to last and not to get our hopes up for the May Bank Holiday ahead. This type of reporting is what drives negative consumer sentiment as was demonstrated again in the latest weather survey released by the Irish League of Credit Unions this week.

Despite the constant drive for negativity, the Bank Holiday weekend was marked by excellent sunny weather, and we will see the benefits of this reflected in retailer turnover as the sunny spell continues (despite the warnings that we won't have enough water for our new plants). Retailers will always make hay while the sun shines.



April 2025

# Bannon Retail Pulse

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