

FOR SALE

18 Upper Pembroke Street, Dublin 2

Lisney

COMMERCIAL REAL ESTATE



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ABOUT THE PROPERTY

Mid terrace, four storey over basement Georgian Office Building extending to approx. 200 sq.m. (2,154 sq. ft.) NIA and 270 sq.m (2,906 sq.ft) GIA

Benefit of large derelict structure and a double garage extending to a site area of approx. 77 sqm (829 sq.ft) to the rear of the property

Excellent location, close to St. Stephen's Green, Fitzwilliam Square and Leeson Street

Retains minimal original decorative features

For sale with vacant possession

Excellent public transport in close proximity

The building and rear site offers significant potential for a variety of uses (SPP)



LOCATION

No. 18 Pembroke Street Upper occupies a prime position on the northern side of the street, close to its intersection with Leeson Street Lower.

Pembroke Street is a highly sought after location in Dublin's Central Business district and the property is approx. 300 metres from the southeast corner of St. Stephen's Green.

The prestigious location is within walking distance from a range of transport link including Pearse DART Station, the LUAS Green line stops at Dawson Street and St. Stephen's Green. There are also numerous bus routes in close proximity to the property.

The property is within easy reach of numerous amenities with St. Stephen's Green and Grafton Street only a short stroll away. The surrounding area benefits from a wide range of restaurants, cafes, banks pub's and hotels.



Green Line Luas Stop

The Shelbourne Hotel

St. Stephens Green Park

Subject Property

Pembroke Street





DESCRIPTION

The property comprises a four storey over basement former townhouse built circa 1825 extending to approx. 200 sq.m. (2154 sq. ft.) NIA and 270 sq.m (2,906 sq.ft) GIA. The main building is currently in commercial office use and retains many of its original features.

The property benefits from a separate large derelict structure and a double garage extending to a site area of approx 77 sqm (829 sq.ft) situated to the rear of the property. The double garage adjoins the derelict structure, and both are interlinked. The garage fronts onto Stable Lane, however there is also a right of way passage from the back of No.18. The structure offers significant potential for a variety of uses (SPP).



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The property
comprises a
four storey over
basement former
townhouse with
mews building /
site to the rear.

ACCOMMODATION

We have set out below our understanding of the building’s approx. floor areas:

Level	Sqm (NIA)	Sqft (NIA)
Basement	45	484
Ground Floor	31	329
First Floor	42	450
Second Floor	43	459
Third Floor	40	431
Total NIA	200	2,154
Total GIA	270	2,906

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence

TITLE

Freehold / Long leasehold

ZONING

The property is zoned Z8 “To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective”, under the current Dublin City Development Plan 2022-2028. The property is listed as a protected structure, reference number 6666.

PRICE

Offers are sought in excess of €1,100,000.

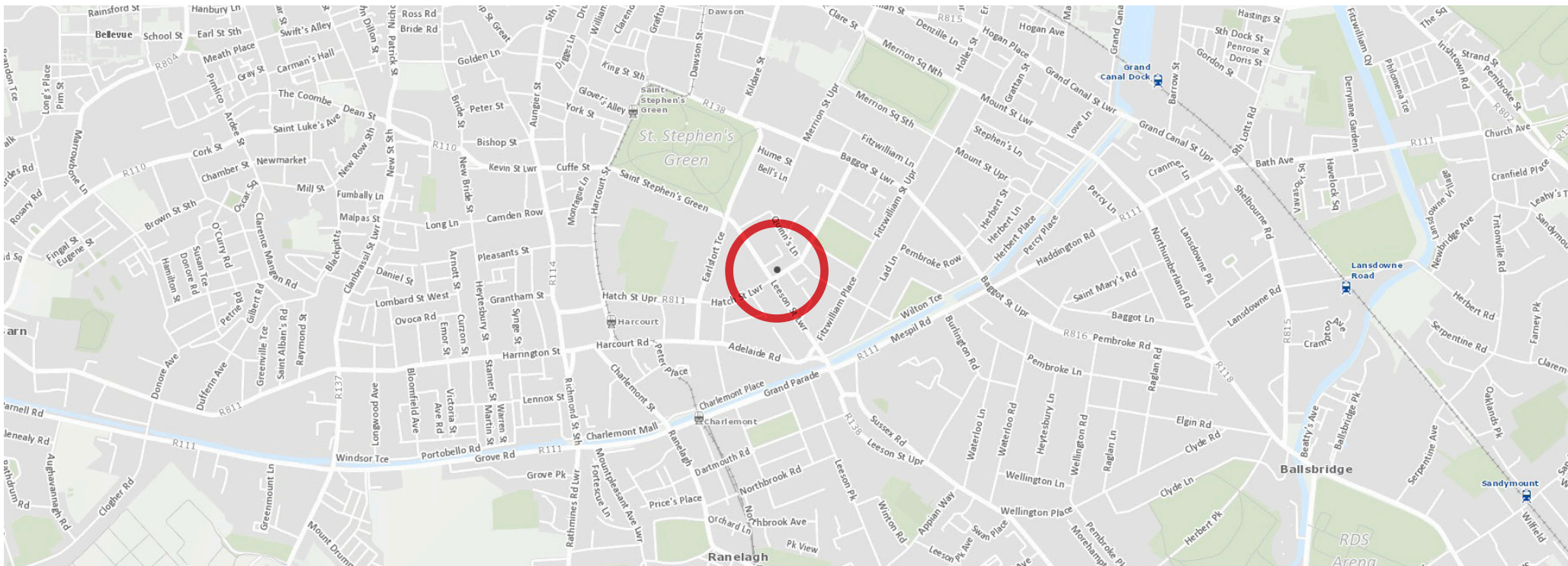


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BER INFORMATION

BER EXEMPT

LOCATION MAP



For further information

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For further information or to arrange a viewing, please contact sole selling agent.

Lisney Commercial Real Estate

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

