

Lisney

COMMERCIAL REAL ESTATE

THE BOTTOM OF  
**THE HILL BAR**  
FINGLAS | DUBLIN 11

For Sale



Prime Development Site of 0.2 hectares (0.50 acres) in Finglas Village.



Full Planning Permission in place for a five-storey development with 48 apartments and commercial/hospitality space.



Zoned Z4: Key Urban Villages / Urban Villages under the Dublin City Development Plan 2022 - 2028



Located just 8.1 km from Dublin City Centre, this location offers excellent connectivity with major roads, multiple bus routes, and the Broombridge commuter and Luas station, which is approximately 2.8 km away.



## THE LOCATION

- The subject property is located in Finglas Village, approximately 8.1 kilometres from Dublin City Centre via the Finglas Road (R135) which connects Finglas to the city centre.
- The location offers easy access to a variety of excellent local amenities, including schools, supermarkets, restaurants, and cafés. Nearby recreational options include Tolka Valley Park and Erin's Isle GAA Club, providing great outdoor and sporting facilities. Charlestown Shopping Centre and Clearwater Shopping Centre are also within close proximity.
- The property benefits from excellent transport links, with multiple Dublin Bus routes serving Finglas Village and providing direct connections to Dublin City Centre. The M50 motorway is easily accessible, ensuring convenient travel to surrounding areas, while Broombridge Luas station is just a short drive away, offering further transport options.



## PLANNING GRANT

- The proposed development involves demolishing an existing a public house, bookmaker, and barbershop.
- In their place will be a five-storey block to include 48 apartments (3 x 3-bed, 13 x 2-bed and 14 x 1-bed), a 240 sq. m. hospitality unit, and a 140 sq. m. retail unit.
- The project includes an upgraded vehicular entrance on Main Street, a new exit onto Ballygall Road West, and a covered surface-level car park beneath a first-floor communal space with stepped pedestrian access.

## EXISTING PROPERTY

The existing property comprises a former public house, previously known as The Bottom of the Hill Bar, a well-known establishment in the heart of Finglas. The property also includes a bookmaker's premises and a barbershop, all benefitting from prominent main road frontage. Additionally, it features two vehicular access points from Main Street, leading to a surface-level car park and a rear service yard, ensuring excellent accessibility and functionality.

## SERVICES

Interested parties are advised to make their own enquiries regarding the availability and capacity of services. We have assumed all services, including electrical, water and drainage are available to the existing properties.

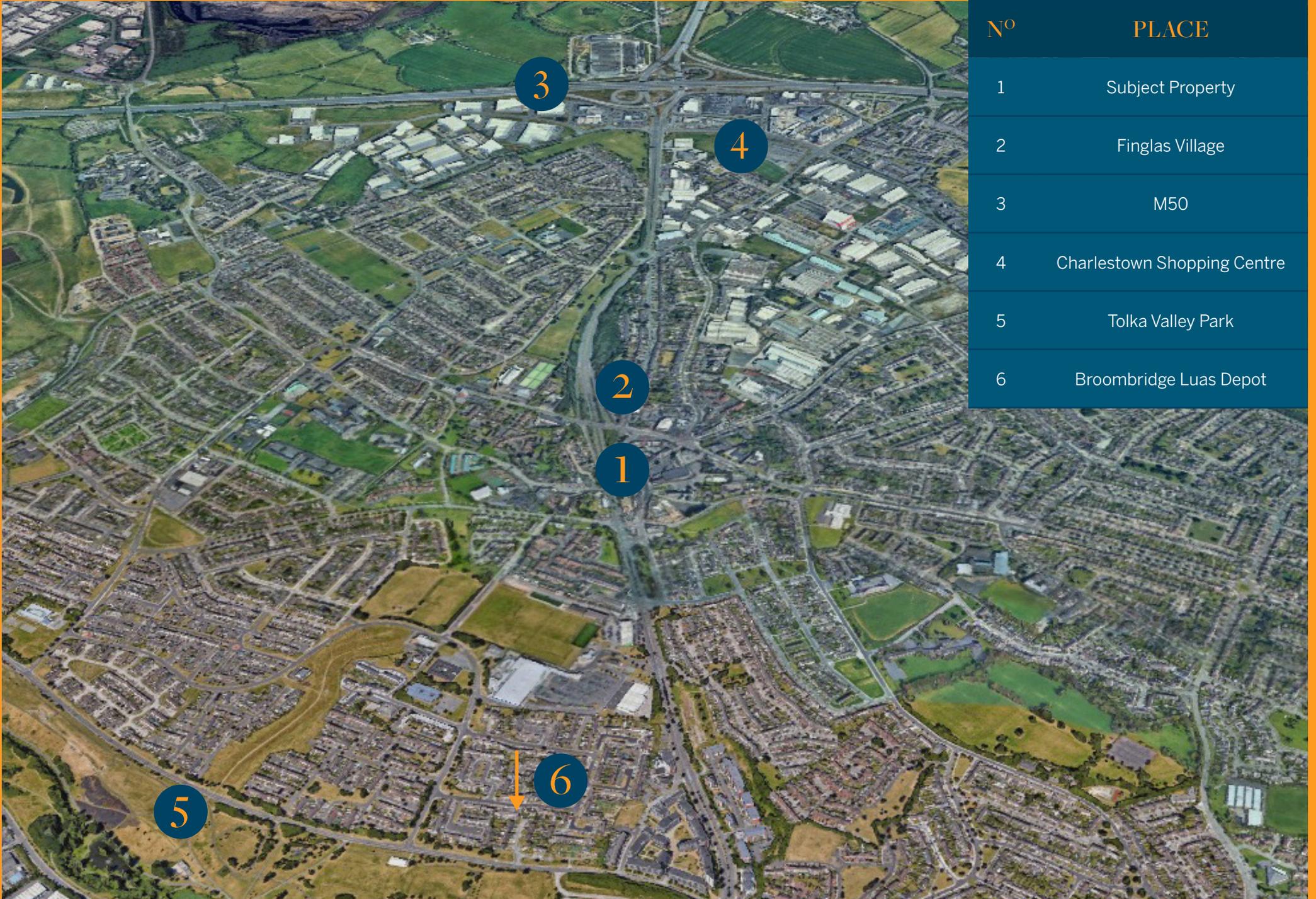
## ZONING

The subject property is zoned Z4: Key Urban Villages / Urban Villages under the Dublin City Development Plan 2022 - 2028. The main objective of this zoning is to provide for and improve mixed-services facilities.

Permitted uses include:

Amusement/leisure complex, assisted living/retirement home, bed and breakfast, buildings for the health, safety and welfare of the public, café/tearoom, car park, car trading, childcare facility, civic offices, community facility, craft centre/ craft shop, cultural/recreational building and uses, delicatessen, education, embassy office, enterprise centre, financial institution, garden centre/ plant nursery, guesthouse, halting site, homebased economic activity, hostel (tourist), hotel, industry (light), live-work units, media associated uses, medical and related consultants, mobility hub, motor sales showroom, office, off-licence, off-licence (part), open space, park and ride facility, petrol station, place of public worship, primary health care centre, public house, public service installation, recycling facility, residential, restaurant, science and technology-based industry, shop (district), shop (local), shop (neighbourhood), sports facility and recreational uses, takeaway, training centre, veterinary surgery.





Nº	PLACE
1	Subject Property
2	Finglas Village
3	M50
4	Charlestown Shopping Centre
5	Tolka Valley Park
6	Broombridge Luas Depot

## TITLE

The subject property is under  
Freehold Title.

## PRICE

On Application.

## FURTHER INFORMATION / VIEWING

Viewing is strictly by arranged appointment only with the sole selling agent Lisney.



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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.