



THE MERCANTILE BUILDING

26/27 EDEN QUAY | DUBLIN 1

FOR SALE



Prime development opportunity in Dublin 1, offering significant potential for a range of use types subject to planning permission.



Located just 400 metres from O'Connell Street and just 700 metres from Connolly Station.



Unique opportunity to acquire an asset in the heart of the City Centre.



The property is Zoned Z5 – City Centre under the Dublin City Development Plan 2022 – 2028, to consolidate and facilitate the development of the central area.



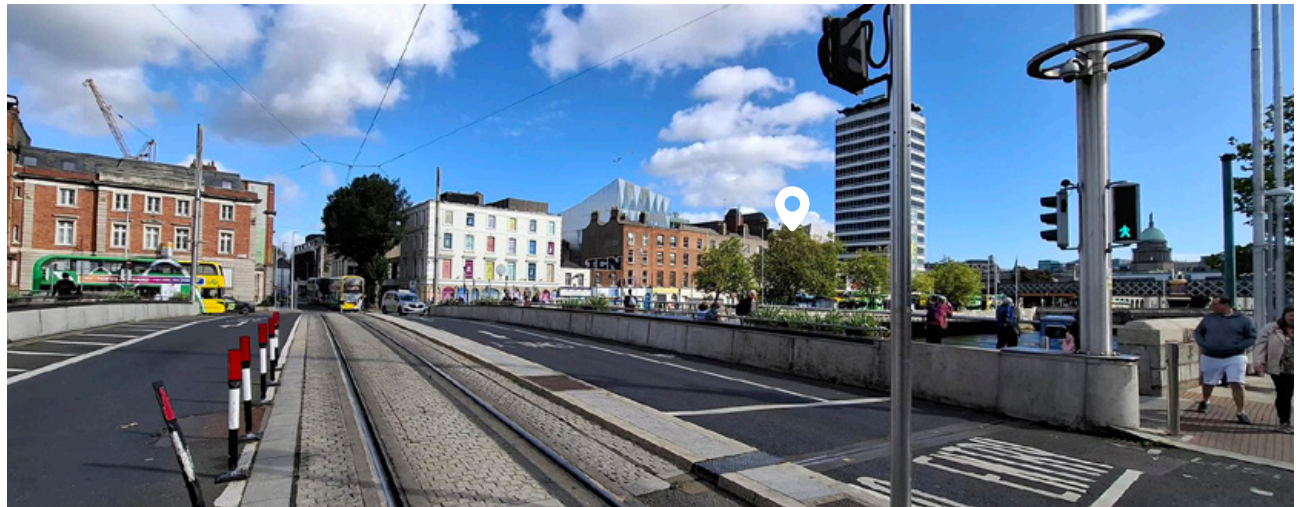
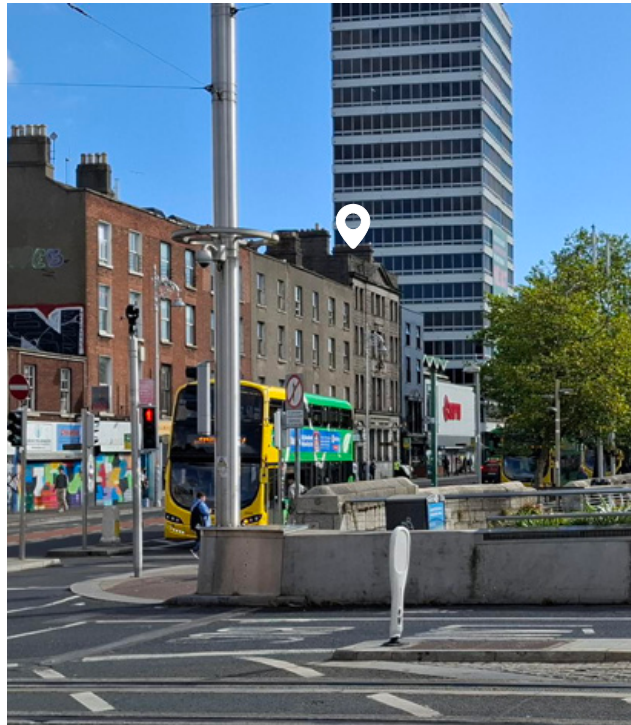
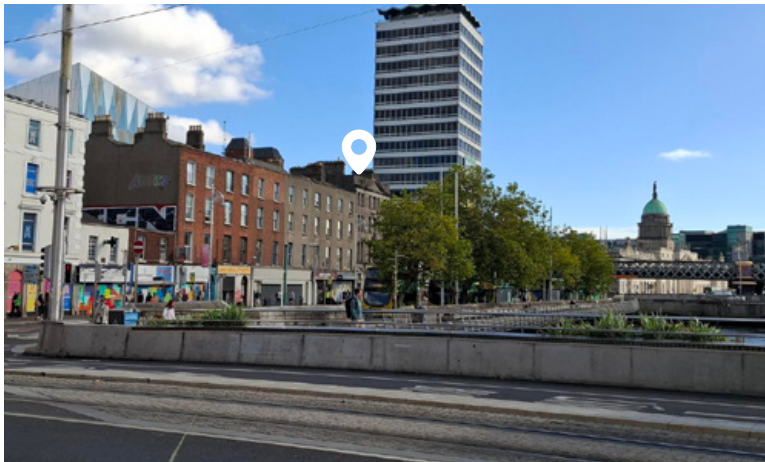
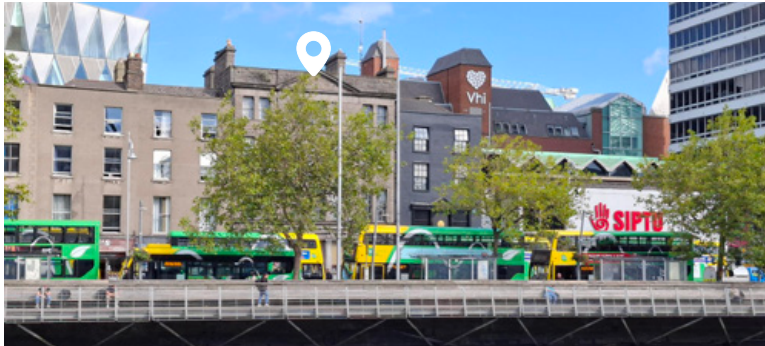
WALKING DISTANCE



O'CONNELL STREET	TRINITY COLLEGE	IFSC	CONNOLLY STATION	GRAFTON STREET	TEMPLE BAR	TARA STREET	O'CONNELL GPO	ABBAY STREET LUAS
400 METRES	600 METRES	350 METRES	700 METRES	950 METRES	900 METRES	300 METRES	350 METERS	230 METRES
5 MINUTES	9 MINUTES	5 MINUTES	10 MINUTES	13 MINUTES	14 MINUTES	5 MINUTES	5 MINUTES	3 MINUTES

THE LOCATION

- The subject property occupies a prime location on Eden Quay, a prominent city centre thoroughfare overlooking the River Liffey.
- The property is situated within close proximity to O'Connell Street, the IFSC, Trinity College and Temple Bar.
- This central location benefits from excellent connectivity, with convenient access to all major transport links including the LUAS, Tara Street Station, Dublin Bus corridors, Dublin Bike stations, and Connolly Train Station.



THE PROPERTY



Prime city centre location on Eden Quay, overlooking the River Liffey.



Provides c. 536 sq. m. (5,769 sq. ft.) over four floors, plus c. 30 sq. m. (326 sq. ft.) basement.



Period building of traditional masonry construction with an attractive cut-stone façade.



Vibrant surrounding area with a mix of commercial, retail, hospitality, and residential uses.



Excellent connectivity to Busáras, Connolly Station, LUAS Red Line, Tara Street, and Dublin Port.



Close to O'Connell Street, Trinity College, and the IFSC, offering strong footfall and extensive amenities.



ZONING

The property is Zoned Z5 – City Centre under the Dublin City Development Plan 2022 – 2028, to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.

According to Dublin City Council, the main objective of the Z5 zoning is to support vibrant city centre living through concentrated mixed-use development. The aim is to encourage a dynamic blend of activities that complement one another, foster a sense of community, and maintain the vitality of the inner city throughout both day and night.

Ideally, this mix of uses should be distributed both vertically within buildings and horizontally along street frontages. A diverse combination of functions such as retail, commercial, and residential is encouraged, with a strong emphasis on promoting lively, active uses at ground floor level.

PLANNING HISTORY

- The property benefits from a strong and flexible planning history, having secured permissions for a variety of uses over recent years.
- In 2015, approval was granted for a change of use from office to hostel accommodation, which included substantial rear extensions and the addition of a new fourth floor.
- More recently, in 2020, permission was obtained for a five-storey office and healthcare extension.
- This proven track record highlights the property's versatility and development potential.

SERVICES

Interested parties are encouraged to conduct their own investigations into the availability and capacity of utilities. It is assumed that all necessary services, such as electricity, water, and drainage, are currently accessible to the existing properties.

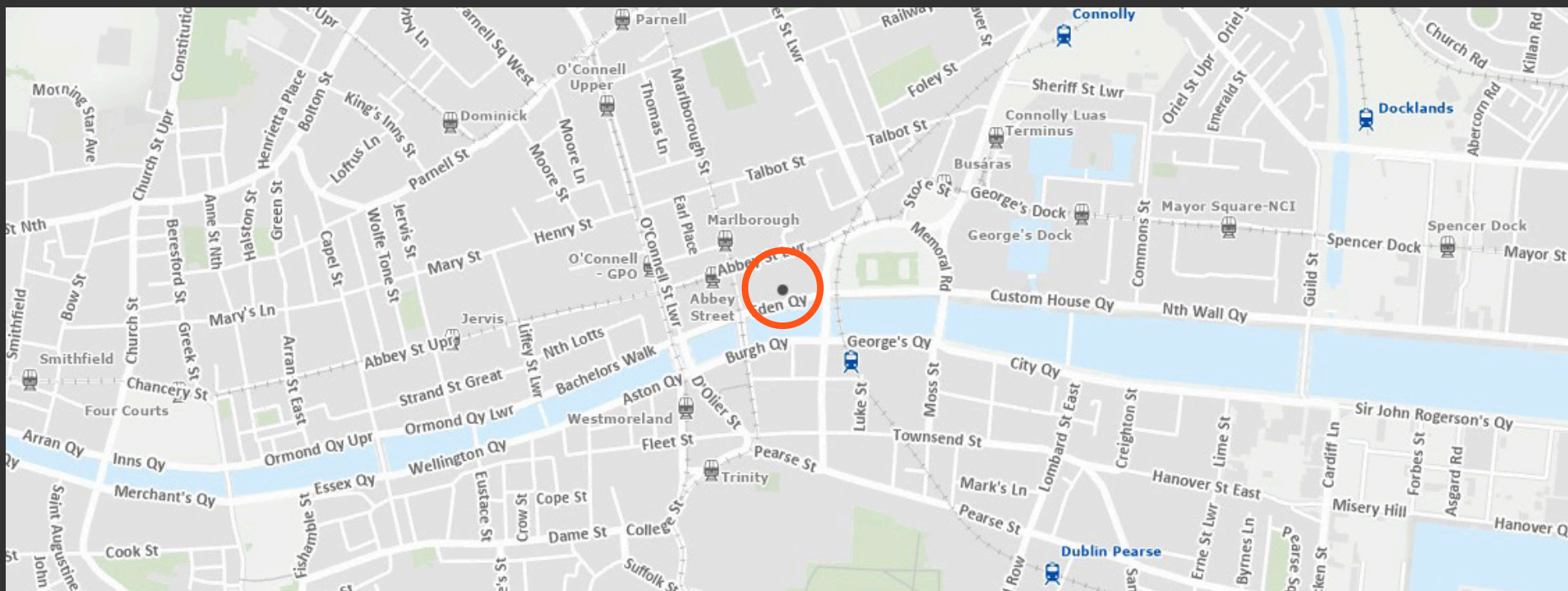
TITLE

Freehold.

PRICE

On application.

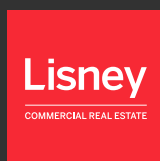




VIEWINGS / FURTHER INFORMATION

Viewings by appointment only.

For further information please contact Lisney.



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