



8/9 Grants Row

Dublin 2

LIVING
ACCOMMODATION

For Sale / To Let



Three-storey, double fronted building in residential use with benefit of rear yard



Main building provides 17 beds, 6 kitchens, 9 bathrooms and 18 storage units



Prime City Centre location – Frontage to Grants Row and Grattan Street



Highly accessible area with proximity to public transport including the Grand Canal Dock DART Station



Main building extends to a gross area of approx. 651 sqm (7,004 sq.ft)



For sale with vacant possession



The building offers significant potential for a variety of uses and further development potential (SPP)

This is a prime
city centre
location, located
between the
Grand Canal and
Merrion Square.



Description

8/9 Grant's Row extends to 651 sqm (7,004 sq.ft) GIA. The residential accommodation is designed in a co-living or student accommodation style, comprising 17 bedrooms, 6 kitchens, 9 bathrooms and 18 storage units.

To the rear of 8/9 Grant's Row, there is yard / car park, accessed via a right of way on 11a Grattan Street. This space offers potential for further development, subject to planning permission.

Change of Use Note

Change of use from office (commercial) use to residential use is exempted development under Article 10(6) of the Planning and Development Regulations 2001, as inserted by Article 2 of the Planning and Development (Amendment) (No. 2) Regulations 2018. The change of use and associated works that have taken place have the benefit of a granted fire certificate. The current layout is as described under the description. A letter from DR Consultants is available with further information.





Location

This is a prime city centre location, located between the Grand Canal and Merrion Square. It is convenient to a selection of restaurants, cafés, bars and shops. The Aviva Stadium is a short walk away and other nearby amenities include Trinity College, the National Concert Hall, the Iveagh Gardens, Merrion Square, Fitzwilliam Square & Grafton Street.

Highly accessible location with proximity to public transport in the area including the dart station at Grand Canal Dock and Pearse Street, the LUAS Greenline and multiple Dublin bus routes serving the area within a short walk. The nearest Dublin bikes stop is conveniently located on Grattan Street.

The Eastlink Toll Bridge and the Samuel Beckett Bridge are located reasonably close by and provide access via the Port Tunnel to Dublin Airport, M50 Motorway system and the main vehicular roads serving the country.



Dart is accessible at Grand Canal and Dublin Pearse



Numerous Dublin bus routes serve the immediate area all stopping outside the building on Mount Street



Dublin bikes are available directly outside the property on Grattan Street



The LUAS Greenline is accessible at Dawson Street



Accommodation

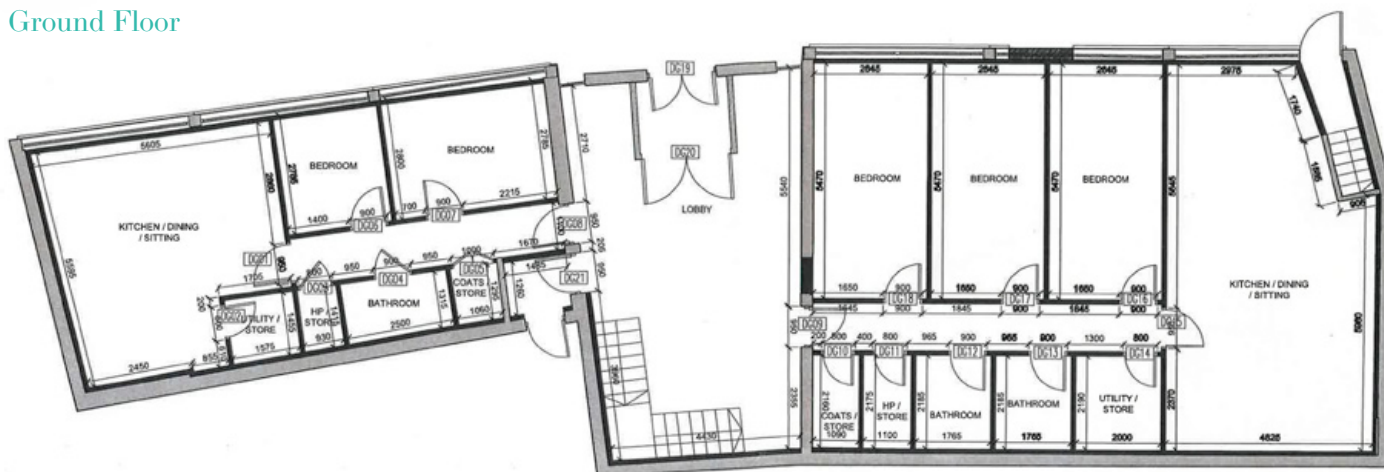
We have set out below our understanding of the Gross internal floor areas (GIA):

8/9 Grant's Row

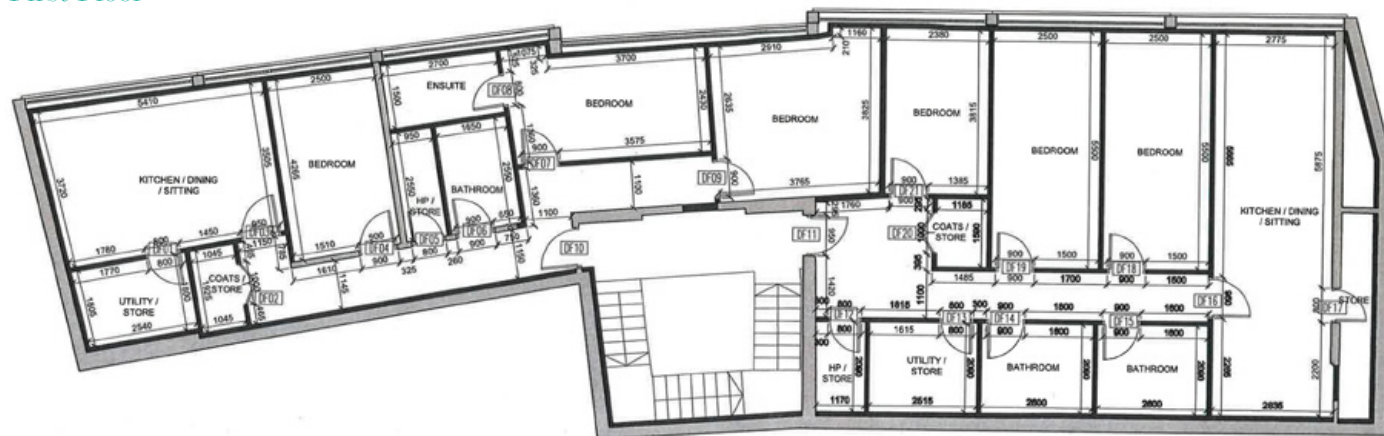
	sq.m (GIA)	sq.ft (GIA)
Total	651	7,004

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

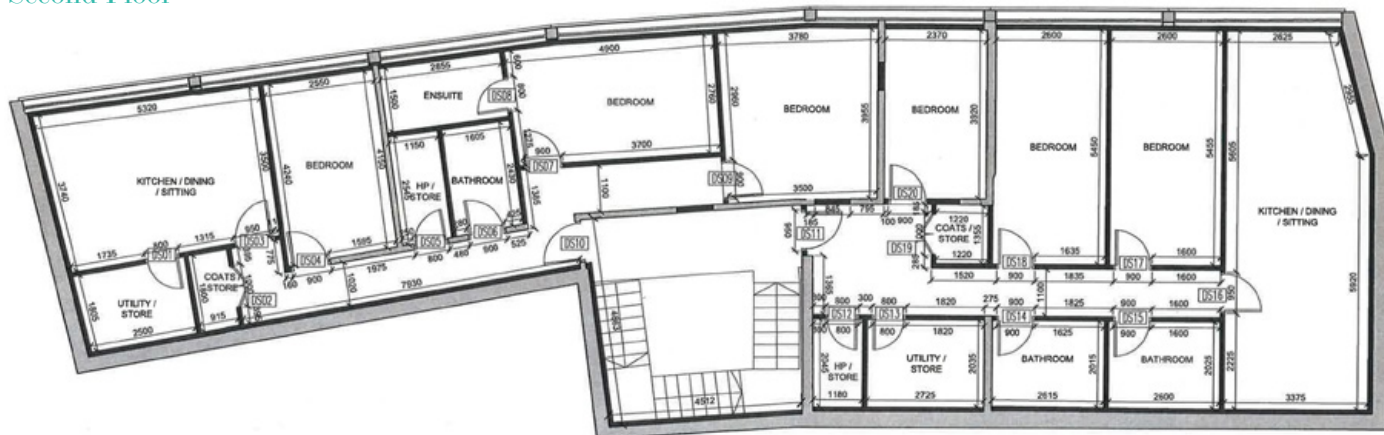
Ground Floor



First Floor



Second Floor



* For identification purposes only

Zoning

Z10 (Inner Suburban and Inner City Sustainable Mixed-Uses)

Title

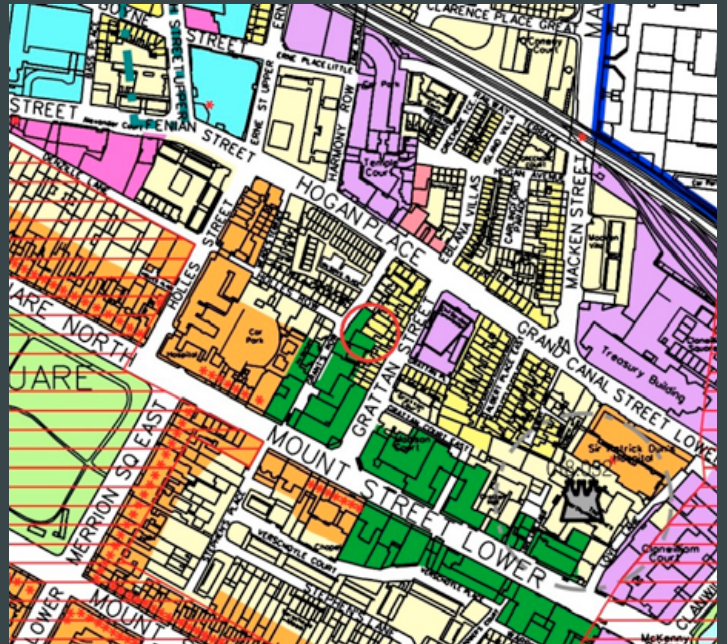
Freehold / Long leasehold

BER

BER C1 C3

Price

Offers are sought in excess of €4,500,000.



Viewing

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

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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.