



For Sale by Private Treaty
Prime Development Site

Charlemont Clinic
Charlemont Mall
Dublin 2



Property Features

- Prime Development site extending to approx. 0.38 ha (0.95 acre)
- High profile location with dual frontage onto Charlemont Mall and Charlemont Street
- Zoned mixed use development (Objective Z10)
- Established office and residential address
- Suitable for a range of uses subject to planning permission

Location

The site is well located on the south side of Dublin City, to the west of Charlemont Street close to its junction with the Grand Canal approximately 1 km north of St. Stephen's Green and 2km north of O'Connell Street. Charlemont is a busy city centre thoroughfare, which benefits from a high volume of passing traffic and strong footfall. The surrounding area is a mix of commercial and residential uses. Immediate accessibility to amenities and occupiers including The Barge Public House, ACC Bank, Rabobank, The Hilton Hotel and Centra.

The property is within walking distance to the Green LUAS Line at Charlemont, while numerous bus routes also serve the immediate area. Charlemont Mall is characterised by a 3-storey public house at either end in the vicinity of La touché Bridge to the west and Ranelagh/Charlemont Bridge to the east.



Grafton Street

Iveagh Gardens

St Stephen's Green

Merrion Square

Fitzwilliam Square



Grand Canal

Portobello Bridge

Charlemont Clinic

ACC Bank

Charlemont LUAS

Description

The property comprises eight commercial buildings on a site extending to approximately 0.38 hectare (0.95 acre) with road frontage of approximately 70 metres of frontage onto Charlemont Mall and approximately 27 metres frontage onto Charlemont Street (R117). The current use is predominately medical suites. The site is within walking distance of Grafton Street, Merrion Square, Rathmines and Ranelagh. The site is suitable for a range of uses subject to planning permission. The site has two access points to the south and to the east. Pedestrian and vehicular access is via Charlemont Mall.

The property is bounded to the north by Charlemont Street local authority flats, to the east by Charlemont Street, to the south by The Barge Public House and Charlemont Mall, to the west by South Richmond Street and residential housing fronting onto the canal.

The Harcourt and Charlemont Buildings are both two storey and consist of medical suites, reception and waiting areas along with staff facilities. The buildings appear to be well maintained but are in need of refurbishment.

The Mews is a two storey detached building located to the North West end of the site. The property is currently vacant and appeared to be in storage use. The ground floor comprises a former lab, WC and waiting area. The first floor comprises basic office accommodation with small WC.

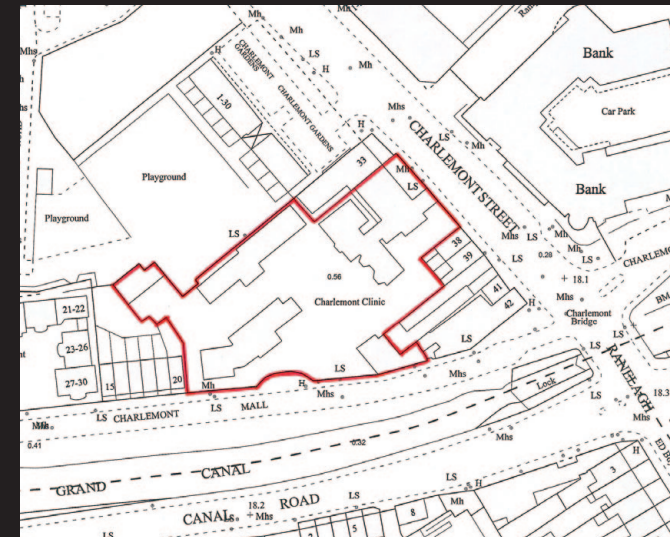
The X-Ray building is located to the south of the side fronting Charlemont Mall. The building accommodates two X-Ray rooms, small ancillary offices and a small waiting area with WC.

No. 37 Charlemont Street (The Lodge) is listed on the Record of Protected Structures within the Dublin City Development Plan 2011 – 2017. 'St Ultan's Hospital (Charlemont Clinic); Georgian town house – original structure only, excluding later wings and annexes'. The Lodge is a three storey period property of traditional construction with a pebble dashed exterior and pitched slate roof.

No. 35 Charlemont Street was originally two Georgian Buildings which have since been combined as one.

The Link Building is a two storey annex type building of block work wall construction under a flat roof.

The Laboratory Building is a single storey building with solid concrete floors and a flat roof.



Zoning / Planning

Planning policy for the area is contained within the Dublin City Council Development Plan 2011 – 2017. The property is located in an area zoned Objective Z10 which is defined as ‘to consolidate and facilitate the development of inner city and inner suburban sites for mixed use development of which office, retail and residential would be the predominant uses’.

Permissible Uses

ATM, bed & breakfast, betting office, buildings for the health, safety and welfare of the public, childcare facility, craft centre/ craft shop, cultural/recreational building and uses, education, embassy office, embassy residential, financial institution, guest house, halting site, home-based economic activity, hostel, hotel, live work units, medical and related consultants, motor sales showroom, office, open space, part off-licence, public service installation, residential, restaurant, shop (neighbourhood).

Open for Consideration Uses

Amusement/leisure complex, car park, car trading, civic and amenity/recycling centre, civic offices, community facility, conference centre, enterprise centre, funeral home, garden centre, internet café, media recording and general media associated uses, off-licence, petrol station, place of public worship, science and technology-based industry, shop (district), takeaway, training centre, veterinary surgery, warehousing (retail/non-food)/ retail park.

The site is suitable for a range of uses subject to planning permission. There has been no recent planning applications made on site.

Schedule of Accommodation (Net Internal Area)

Description	sq m	sq ft
Charlemont Building	355.85	3,830
Harcourt Building	454.57	4,893
The Mews	103.84	1,118
The Lab	70.47	759
The Link	167.77	1,806
No. 35 Charlemont Street	300.19	3,231
The Lodge	300.88	3,239
X - Ray Building	99.29	1,069
Total	1,852.86	19,945



Services

We understand that all mains services are available.

Title

We understand the property is held freehold / long leasehold and vacant possession will be made available to potential purchasers.

Price

On application.

Viewing

Strictly by appointment.

BER

BER rating Charlemont Building D2
BER no. 800245078
Energy Performance Indicator 649.62 kWh/m2/yr

BER rating Harcourt Building D2
BER no. 800245078
Energy Performance Indicator 649.62 kWh/m2/yr

BER rating The Mews D2
BER no. 800245078
Energy Performance Indicator 649.62 kWh/m2/yr

BER rating The Lab D1
BER no. 800245060
Energy Performance Indicator 727.86 kWh/m2/yr

BER rating The Lodge F
BER no. 800245052
Energy Performance Indicator 998.58 kWh/m2/yr

BER rating The Link D2
BER no. 800245045
Energy Performance Indicator 764.54 kWh/m2/yr

BER rating No. 35 Charlemont Street D1
BER no. 800245037
Energy Performance Indicator 488.31 kWh/m2/yr

BER rating X-Ray Building D2
BER no. 800245078
Energy Performance Indicator 649.62 kWh/m2/yr



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Conditions to be noted 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. 7. DTZ Sherry FitzGerald Registration Number: 002222.

