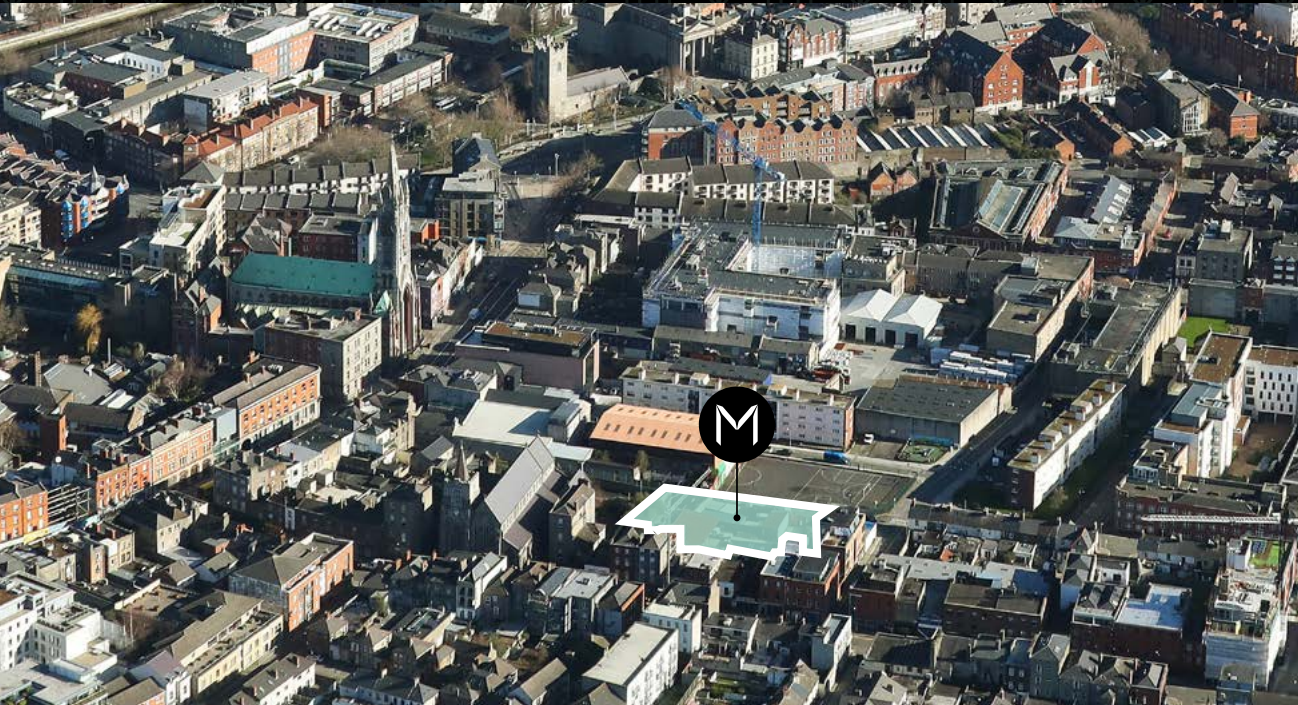


FOR SALE | EXCELLENT HOTEL DEVELOPMENT OPPORTUNITY
FULL PLANNING PERMISSION FOR 244 BEDROOM HOTEL



MOLYNEUX YARD

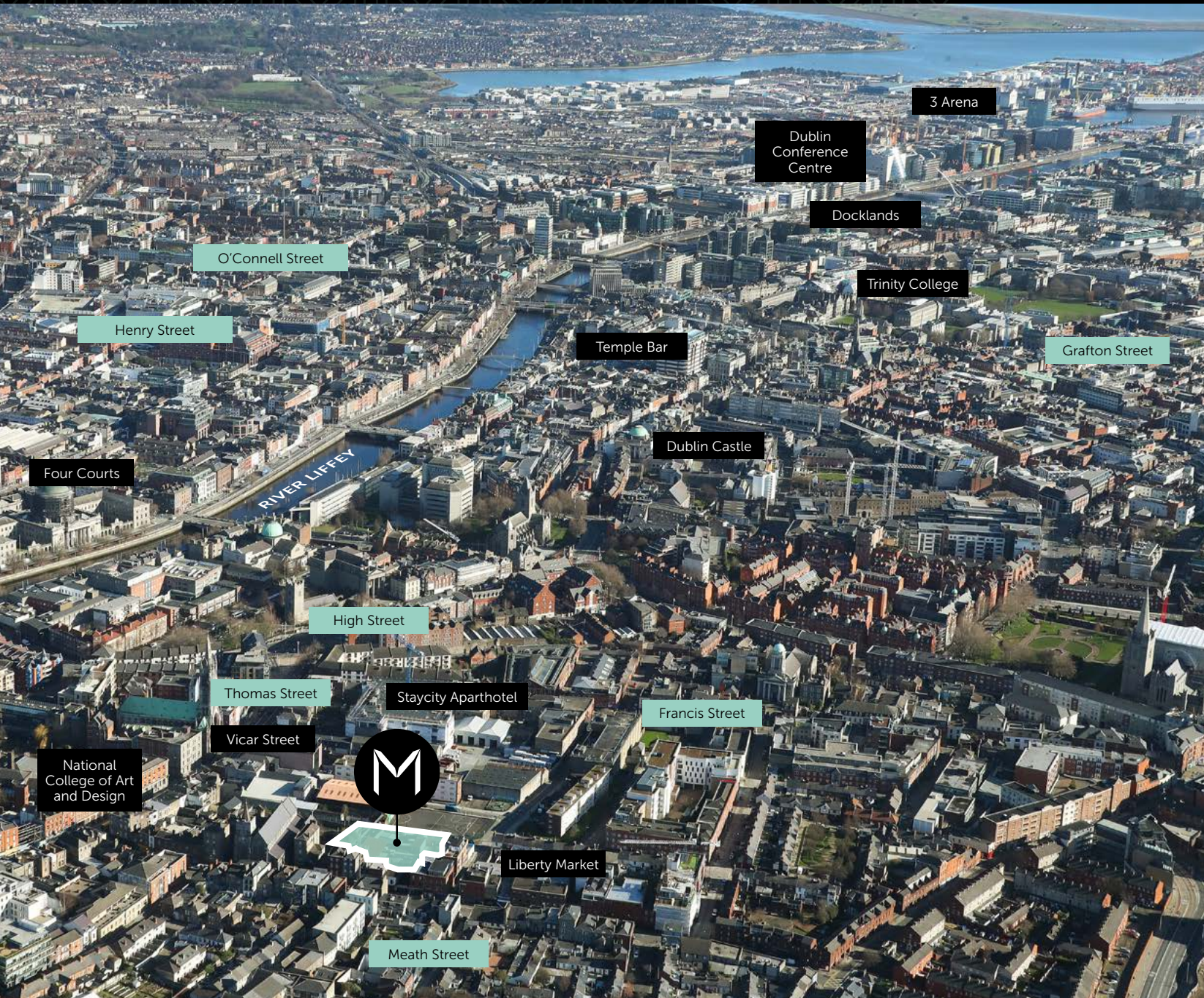
THE LIBERTIES | DUBLIN 8



CGI is for illustrative purposes only

BER Exempt





ASSET SUMMARY



Prime development opportunity extending to approximately 0.12 ha (0.29 acre)



Full planning permission for 244 no. bedrooms Hotel (Ref: 4262/19)



Potential for additional 21 bedrooms subject to An Bord Pleanála approval



Spacious accommodation extending 7,969 sq m



Positioned in bustling Dublin 8 close to several iconic tourist and entertainment attractions



Well connected location all LUAS Lines and a number of bus routes



Large Dublin City Council investment over the last number of years under the public realm, parks and greening projects

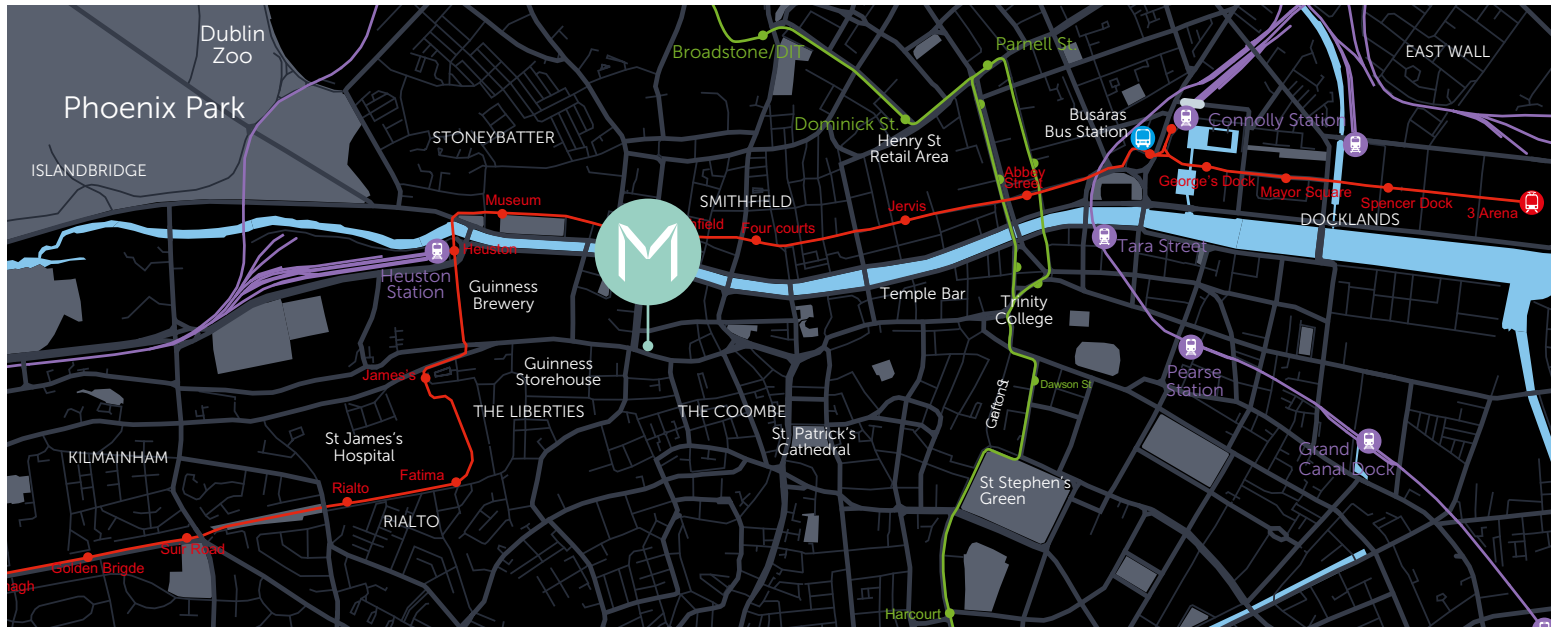
LOCATION

Molyneux Yard, located in The Liberties in Dublin 8, has witnessed a significant influx of development capital in recent years. Many parts of the immediate area have undergone substantial regeneration, which has greatly benefitted the entire Liberties. The subject property is perched neatly within Dublin City Centre and is located approx. 1 km west of St Stephens Green, making this an ideal hospitality location.

Public transport links to the site are considerably strong. The asset is located just 1.2 km south east of Heuston Station, Ireland’s primary railway station. Heuston Station provides for both intercity and commuter services throughout the country, as well as a Red Line Luas Stop. Access to the Green Luas Line is located at St Stephens Green, approx. 1 km west of the site. There are several Dublin Bus Routes which service Thomas Street, located just 200 m north of the subject property. The 782 Dublin Bus Route provided a direct link to Dublin Airport with a stop located on Arran Quay, approx. 500 m north of the subject property.

The confidence within the area is underpinned by some exceptional regeneration projects, namely the upcoming Guinness Quarter Project at St James’s Gate. Any incoming purchaser will also have the benefit of the South West Inner City Public Realm, Parks and Greening Project 2020 – 2023. This entails several significant upgrades to neighbouring areas, including the Meath Street Public Realm Project which is currently in design phase and is valued at €3.7m of works to be carried out.

● Luas Green Line
 ● Luas Green Line
 ● Train Line





Vicar Street

Meath Street

DESCRIPTION

The subject site comprises of a brownfield development site extending to approximately 0.12 ha (0.29 acre). The site is of an irregular shape and is flat throughout with dual frontage onto Molyneux Yard and Engine Alley. The property currently comprises single storey sheds and storage units, with a yard in the centre of the property. The property is secured with concrete walls and large hoarding, which run along the south and west perimeter of the site. The adjoining land uses include a three-storey residential block to the south of the site and several mixed-use properties located to its west, which front onto Meath Street.

TOWN PLANNING

Planning policy for the property is contained with the Dublin City Council Development Plan 2016 – 2022. Under the Development Plan, the site is zoned “Z5 – City Centre” which is defined as “To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.” Permissible uses include Residential, Hotel, Offices and Student Accommodation.



FULL PLANNING PERMISSION FOR 244 BEDROOM HOTEL



THE OPPORTUNITY

The subject site has full planning permission for 244 no. bedroom hotel (Ref: 4262 /19) and comes with the benefit of full vacant possession. The proposed development comprises 8 storeys over basement level and it will target the transient leisure market, with bedroom sizes extending to 15.5 – 32 sq m. The proposed hotel will include a sharp and contemporary design, with a Rustic style restaurant, café and bar offering. There is also an appeal lodged to An Bord Pleanála for an additional 21 bedrooms to be included within the subject development.



SCHEDULE OF ACCOMMODATION

Floor	Number of Bedrooms	Gross Internal Area (sq.m)
Seventh	17	486
Sixth	22	580
Fifth	26	670
Fourth	30	797
Third	38	935
Second	38	935
First	36	902
Ground	9	1,000
Lower Ground	15	832
Basement	13	832
Total	244	7,969





MOLYNEUX YARD

THE LIBERTIES | DUBLIN 8

TITLE

The property is held under a part leasehold / part freehold title.

METHOD OF SALE

For Sale by Private Treaty.

SERVICES

We understand all public services are available to the property.

VIEWING

By appointment with the sole selling agent.

BER

Exempt

WEBSITE & DATA ROOM

www.molyneuxyard.ie

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