

For Sale via Private Treaty

13

TRINITY
STREET

DUBLIN 2

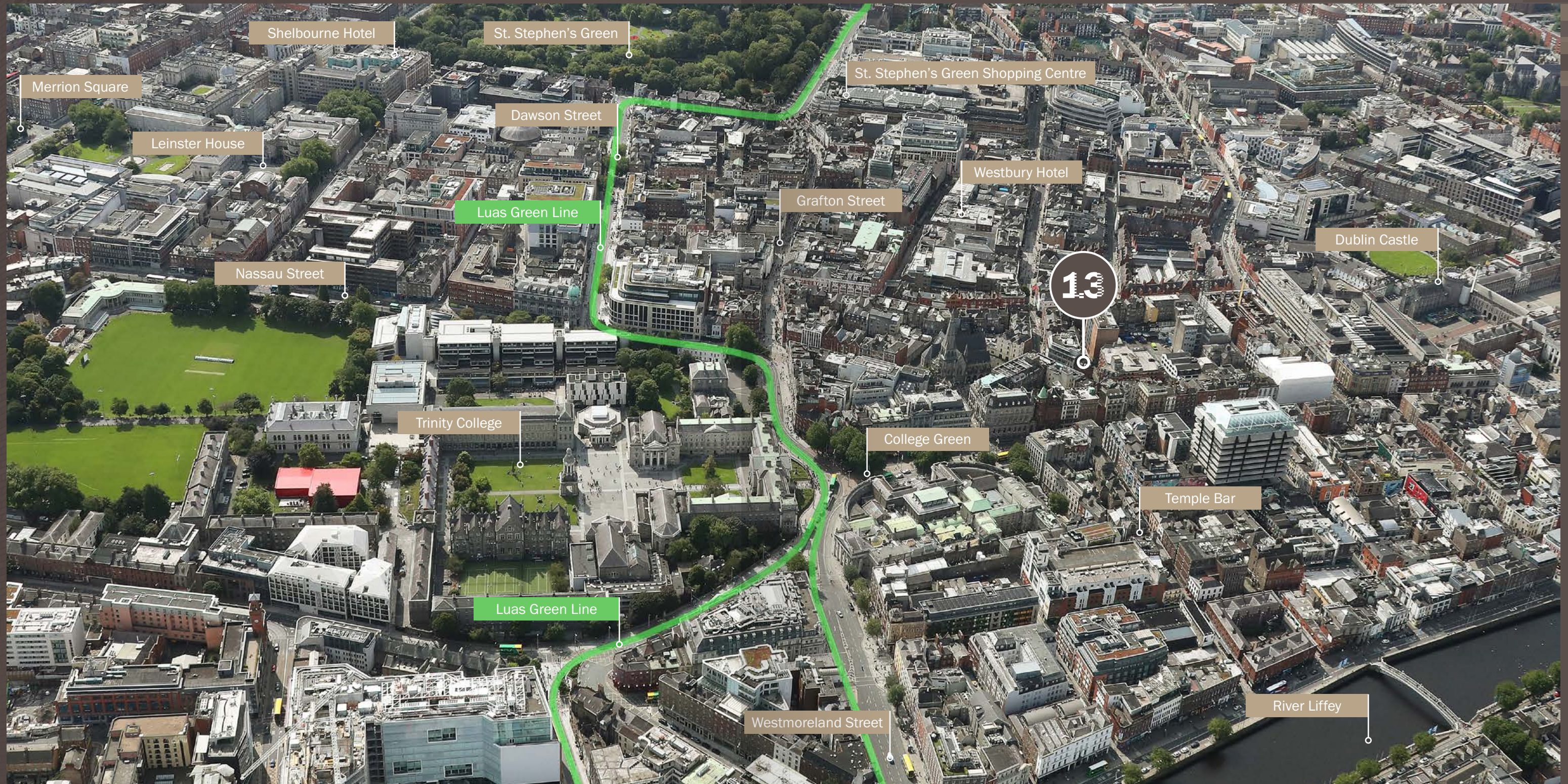
A prime hostel development opportunity

Includes FPP for 198 no. bed spaces / 30 no. bedrooms

 CUSHMAN &
WAKEFIELD

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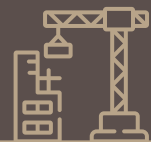
Investment Highlights



Unique opportunity to purchase a fully consented hostel site



Located in Dublin's most popular tourist districts, close to several landmarks and destinations



Permitted scheme includes FPP for the development of a 198 no. bed spaces / 30 no. bedroom hostel scheme (Planning Ref: 3312/23)



The development will extend to 9 stories over an existing basement



The existing building extends to approx. 776 sq m (8,353 sq ft) over part two storey / part four storey in height



Includes a retail occupier at ground floor level under a licence agreement paying €36,000 p.a. plus 10% of the annual turnover



Excellent public transport links adjacent to the property



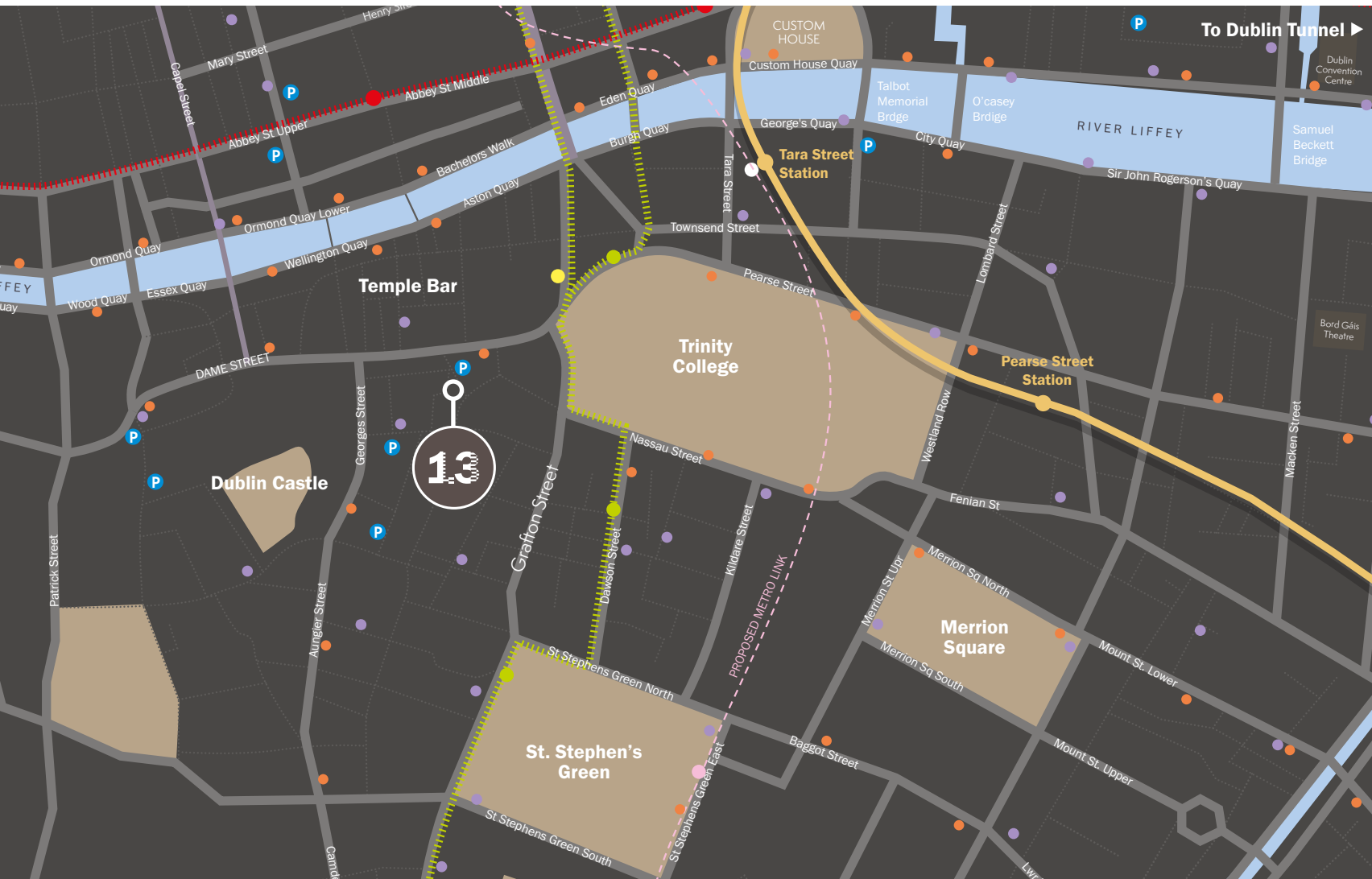
Exceptional demand for further hospitality accommodation within Dublin City Centre

Location

Located in the heart of Dublin city and positioned in between College Green and St Andrew's Street, 13 Trinity Street is a highly accessible and ideal hospitality destination. Specifically, the property is located at the junction of Trinity Street and Andrew's Lane and benefits from strong profile onto both of these streets. The immediate vicinity includes an abundance of notable occupiers, which has led to significant levels of footfall within the area.

This prime city centre asset is within walking distance to a number Dublin City's most recognisable quarters, such as Grafton Street, Temple Bar, Trinity College and St. Stephen's Green to name a few. It's position near Dublin's key infrastructure transport links such as the LUAS, DART and Dublin Bus network ensure an efficient and readily accessible location.

Aircoach provides a frequent service to and from Dublin Airport, which is located less than a 20 minute from the city centre and has bus stop located at Westmoreland Street, just 200m north east of the subject property.



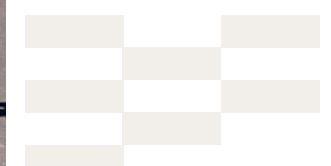
Constantly Evolving



There are number of significant projects which have either recently completed or are in the pipeline for this area, including the Central Plaza building and College Green Pedestrianisation Project to name a few. The level of investment within this district underpins the strength and popularity for the location.



- Luas Green Line
- Luas Red Line
- Train / DART stations
- Dublin Bikes
- Dublin Bus Stations
- Air Coach
- Proposed MetroLink
- Parking



About

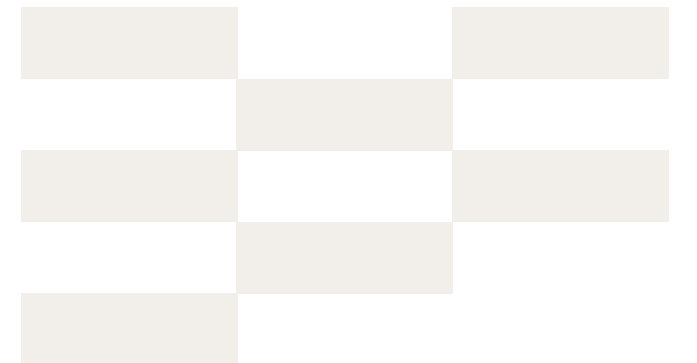
No. 13 Trinity Street currently comprises a part two-storey / part four-storey over basement building which extends to approx. 776 sq m (8,353 sq ft). The building sits on a rectangular shaped site which extends to approx. 0.06 acre Part of the ground floor is currently in retail use, with Tresspass in occupation under a licence agreement of €36,000 p.a. plus 10% of annual turnover. The upper levels of the building are laid out for office use and are currently unoccupied, with full vacant possession of the entire property available at short notice.



13 TRINITY STREET

Town Planning

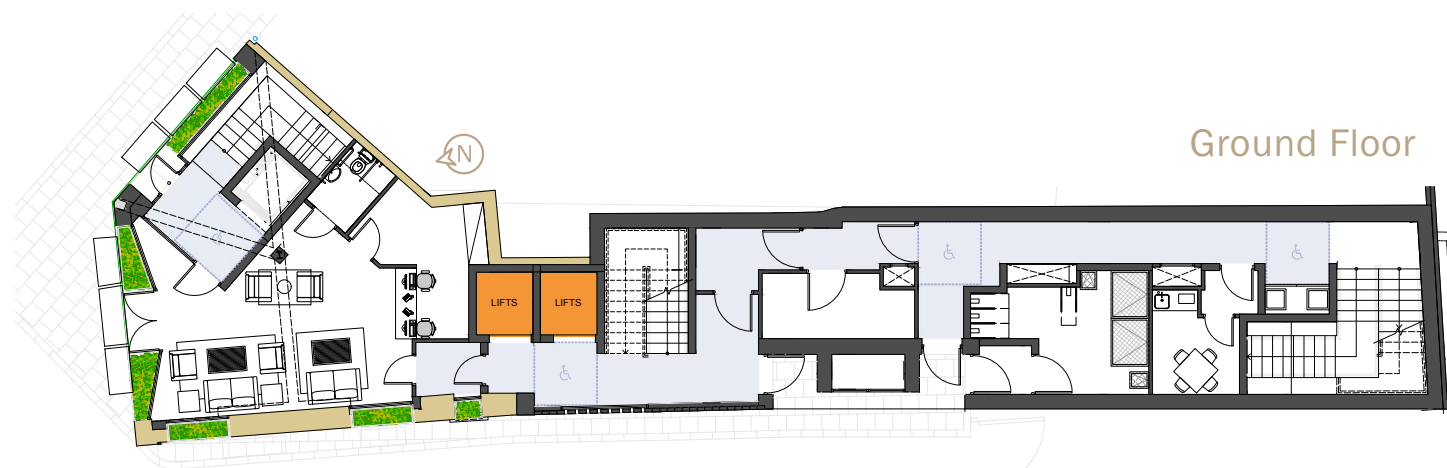
Planning policy for No. 13 Trinity Street is contained within the Dublin City Development Plan 2022 - 2028. The property is zoned 'Z5 - City Centre', which is defined as "To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity." There are a number of uses permitted in principle under this zoning, including Office, Hotel, Residential and Retail to name a few.



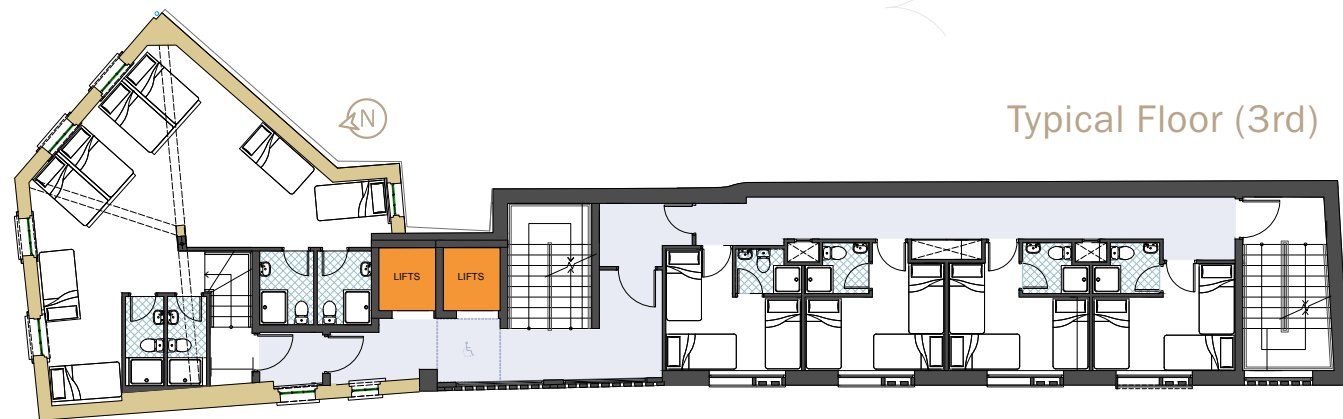
The Opportunity

The property has received full planning permission for the development of a 30 no. bedroom hostel across 8 storeys and will comprise 198 no. bedspaces (Planning ref: 3312/23) The basement and ground floor area will include typical hostel facilities such as a reception, bar / restaurant with seating area covering 63 people, linen room, bin storage, staff room etc. The bedrooms will be located across the upper floors of the proposed scheme and will vary in sizes between 10 sq.m - 50 sq.m. We have included a breakdown of the floor area below:

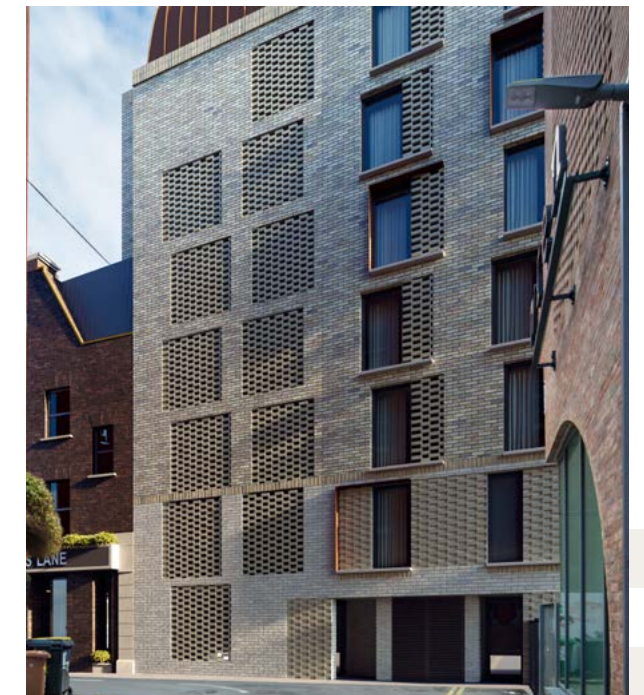
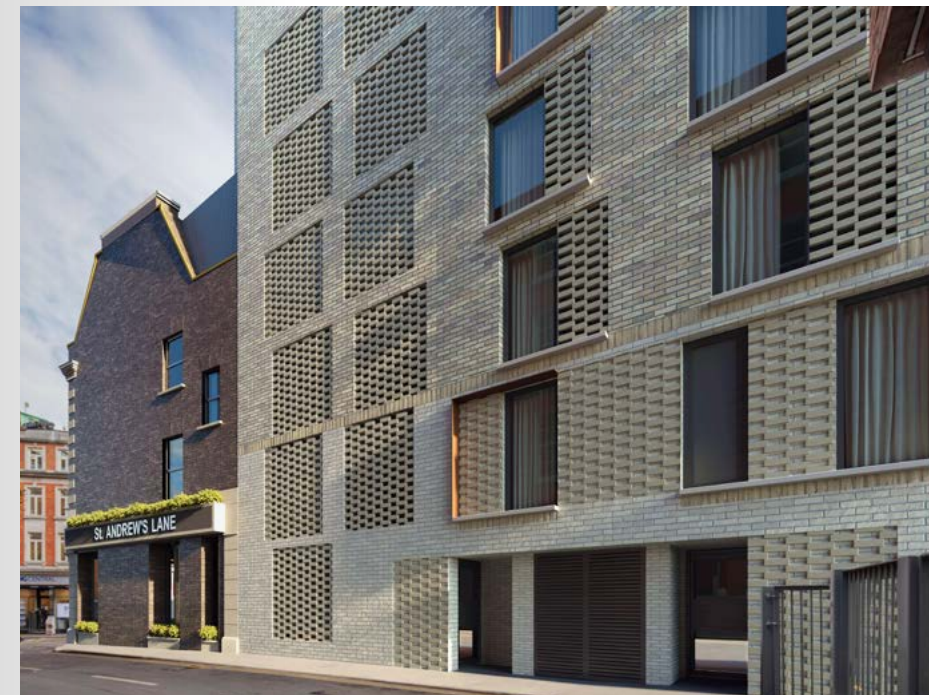
Floor	No. Bedrooms	No. Beds	Total Floor Area (sq.m)	Total Floor Area (sq.ft)
Lower Roof / Plant Room	0	0	130.4	1,404
Seventh Floor	4	24	129.6	1,395
Sixth Floor	4	24	129.6	1,395
Fifth Floor	4	24	129.6	1,395
Fourth Floor	5	36	197.0	2,120
Third Floor	5	40	207.2	2,230
Second Floor	4	24	132.0	1,421
First Floor	4	26	207.0	2,228
Ground Floor	0	0	197.0	2,120
Basement	0	0	191.0	2,056
Total	30	198	1,650.4	17,765



Ground Floor



Typical Floor (3rd)

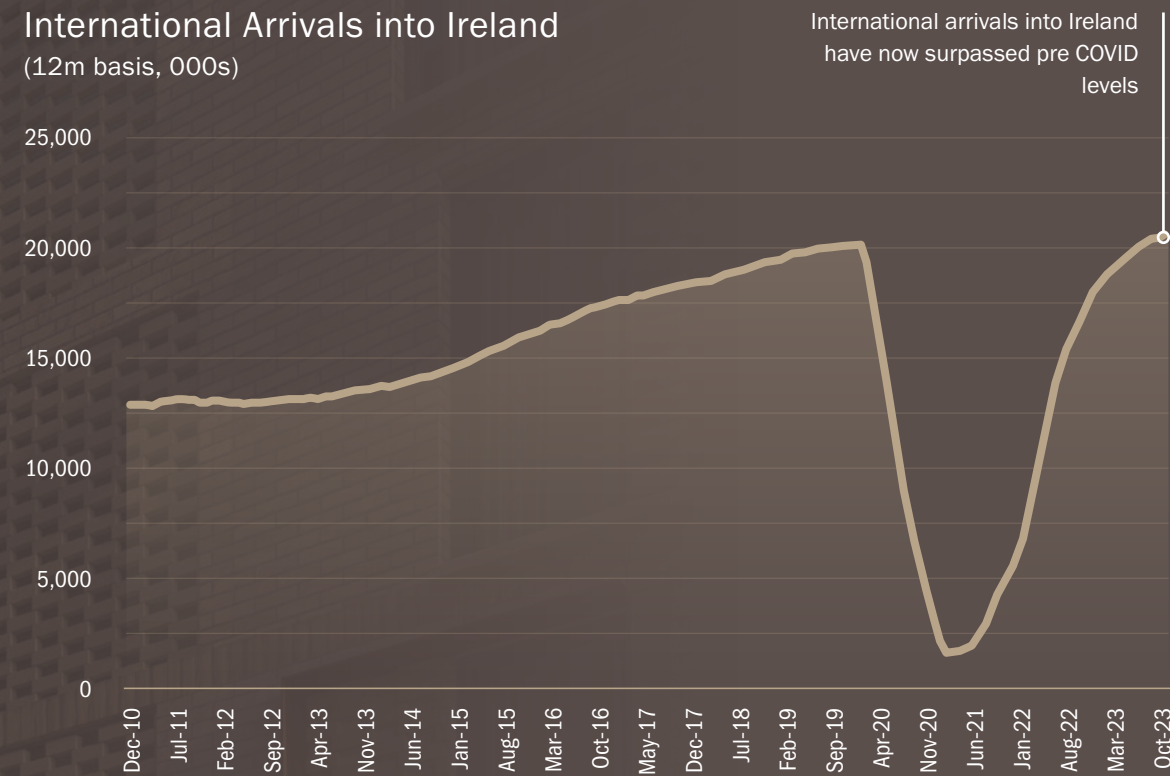


These images are computer generated and for reference only.

A Thriving Tourism Market

Ireland continues to remain an exceptionally attractive tourist destination to incoming visitors, which is evident in the strong rebound of international visitors over recent years. We've now exceeded pre-pandemic levels and further growth is expected to continue into 2024 and beyond, particularly with an application currently being reviewed for an increase to the Dublin Airport cap on passengers.

International Arrivals into Ireland
(12m basis, 000s)



Source: Central Statistics Office, January 2024



Strong Domestic Economy

Despite the economic headwinds of high inflation and a rapid rise to interest rates over the past couple of years, the Irish economy has remained robust and continued to outperform many of our European counterparts. GDP growth concluded at 2% in 2023 and is forecasted at 4.5% for 2024.

Source C&W Research January 2024



Ireland possesses some of the world's top tourist attractions

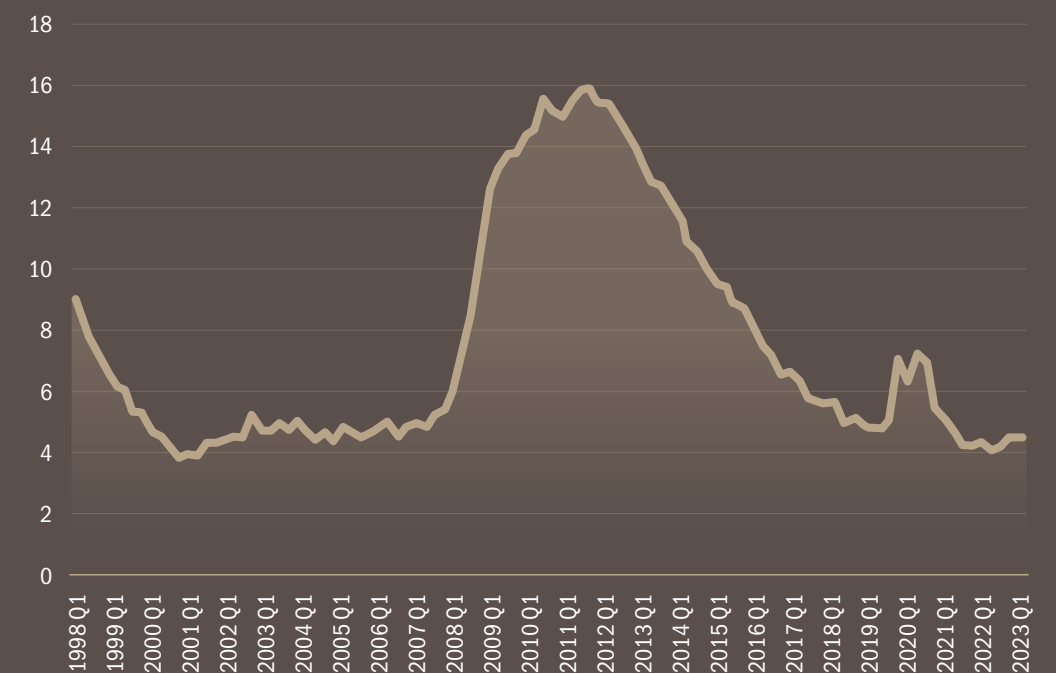
The variety for tourist attractions in Dublin are at an abundance to incoming guests, with a selection of tours, attractions and historical sites to choose from, in addition to a number of renowned pub's and restaurants located at your door step. There are also a number of notable distillery tours available, with the Guinness Store House recently being voted the World's Top Tourist Attractions 2023 at the World Travel Awards.



Record levels of unemployment

Ireland achieved record levels of employment in 2023, with the country essentially operating at full capacity. Unemployment levels reached 4.1% this level is expected to remain throughout 2024.

Irish Unemployment Rate close to all time lows (%)



Source: Moody's Analytics, February 2024



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DUBLIN 2

Tenure

Freehold

Inspections

Inspections are available by prior appointment only with the sole selling agent.

Planning Pack

Full Planning Pack is available upon request from the sole selling agent

Services

Prospective bidders are advised to satisfy themselves regarding the presence, adequacy and availability of all services to the property.

Method of Sale

Private Treaty

Sole Agent



164 Shelbourne Road
Ballsbridge
Dublin 4
www.cushmanwakefield.ie

Paul Nalty
+353 83 375 1902
paul.nalty@cushwake.com

Ryan Murphy
+353 87 441 9085
ryan.c.murphy@cushwake.com

Solicitor

The logo for Ogier, featuring the name 'Ogier' in a large, white, sans-serif font.

8 Percy Exchange
Percy Place
Ballsbridge
Dublin 4

Sarah Keenan
+353 1 232 1077
sarah.keenan@ogier.com

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