

Freehold Opportunity: For Sale by Private Treaty



34 Abbey Street Lower, Dublin 1.



Property Highlights

- Excellent opportunity to acquire a commercial unit located in a prominent position on Abbey Street Lower.
- Abbey Street Lower is centrally located in Dublin's City Centre characterised by its commercial vibrancy and convenient transportation links.
- The subject property is a mid-terraced four storey building over basement.
- Extending to a total floor area of approx. 644 sq m (6,930 sq ft)
- The upper floors have been granted planning permission for from office space to residential, consisting of 5 apartments.
- Seeking offers in excess of €1,100,000.

Property Description

34 Abbey Street Lower comprises a distinctive four storey over basement building. The property extends to a total floor area of 644 sq. m (6,930 sq. ft.) and is currently in vacant possession. The ground floor comprises a retail unit measuring approx. 2,265 sq. ft along with a basement. The upper floors are separately accessed and provide 3 floors of office space.

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Location

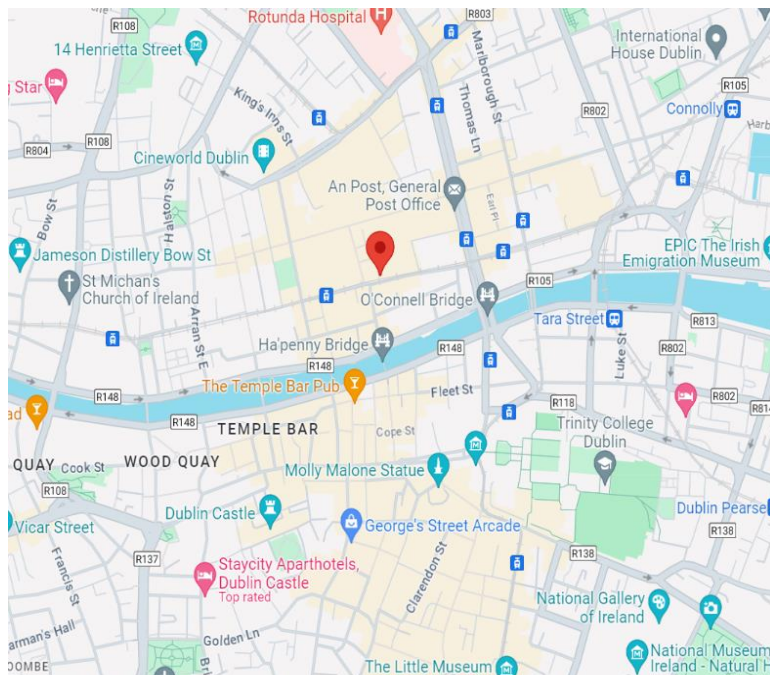
The property is situated on Abbey Street Lower, centrally located in Dublin City Centre. It intersects with O'Connell Street one of the city's main thoroughfares and is surrounded by other prominent streets including Henry Street and Capel Street. The street is part of a bustling commercial district lined with stores, restaurants, cafes and entertainment venues. Neighboring occupiers include The Abbey Theatre, JD Weatherspoon's, Wynns Hotel, Boojum, and Spar.

Abbey Street Lower benefits from a comprehensive network of transport links, including buses, trams, cycling infrastructure, taxis and rail connections. The Luas offers a convenient and efficient way to travel within Dublin's City Centre and surrounding areas. The property is located at the Abbey Street LUAS stop, providing easy access to the tram system for commuters and generates significant footfall.

Schedule of Accommodation

Floor	Sq M	Sq Ft
Basement Retail	90	969
Ground Floor Retail	210.5	2,265
First Floor Office	157.5	1,695
Second Floor Office	147	1,584
Third Floor Office	38.5	414
Total Floor Area	644	6,930

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property



Planning

- Planning permission has been granted for the conversion of 1st, 2nd & 3rd floors from office space to residential.
- The plans consist of 2 no. 2-bed apartments at first floor level, 2 no. 2-bed apartments at second floor level and 1 no. 1 bed apartment at third floor level. (5 apartments in total)
- The proposed apartments would be accessed via a door to the side of the ground floor shopfront, separate from the ground floor retail unit.

Guide Price:

Seeking offers in excess of €1,100,000.

BER Details:

BER No. 800935207



Viewings

Strictly by appointment through sole selling agent

Commercial Rates

To be confirmed.

A full copy of our general brochure conditions can be viewed on our website or can be requested from your local Cushman Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222. Subject to Contract/Contract Denied.