

FOR SALE

DEVELOPMENT OPPORTUNITY
FPP FOR 25 APARTMENTS WITH GROUND FLOOR
RETAIL AND CAFÉ

APPROX. 0.08 HA (0.22 ACRE)

— THE —
DRAKE
— INN —

MAIN STREET, FINGLAS,
DUBLIN 11



**CUSHMAN &
WAKEFIELD**

ASSET HIGHLIGHTS

Prime Village Centre site of approx. 0.08ha (0.22 acre).



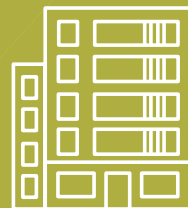
Site has the benefit of full planning permission for 25 apartments with ground retail and café



Former Drake Inn Pub is a two storey over part basement building which extends to approx. 1,127 sq m (12,131 sq ft)



Site occupies a prominent position within the centre of Finglas Village



Completed scheme will deliver much needed housing to the area



A PRIME LOCATION WITHIN THE NORTH DUBLIN SUBURBS



LOCATION

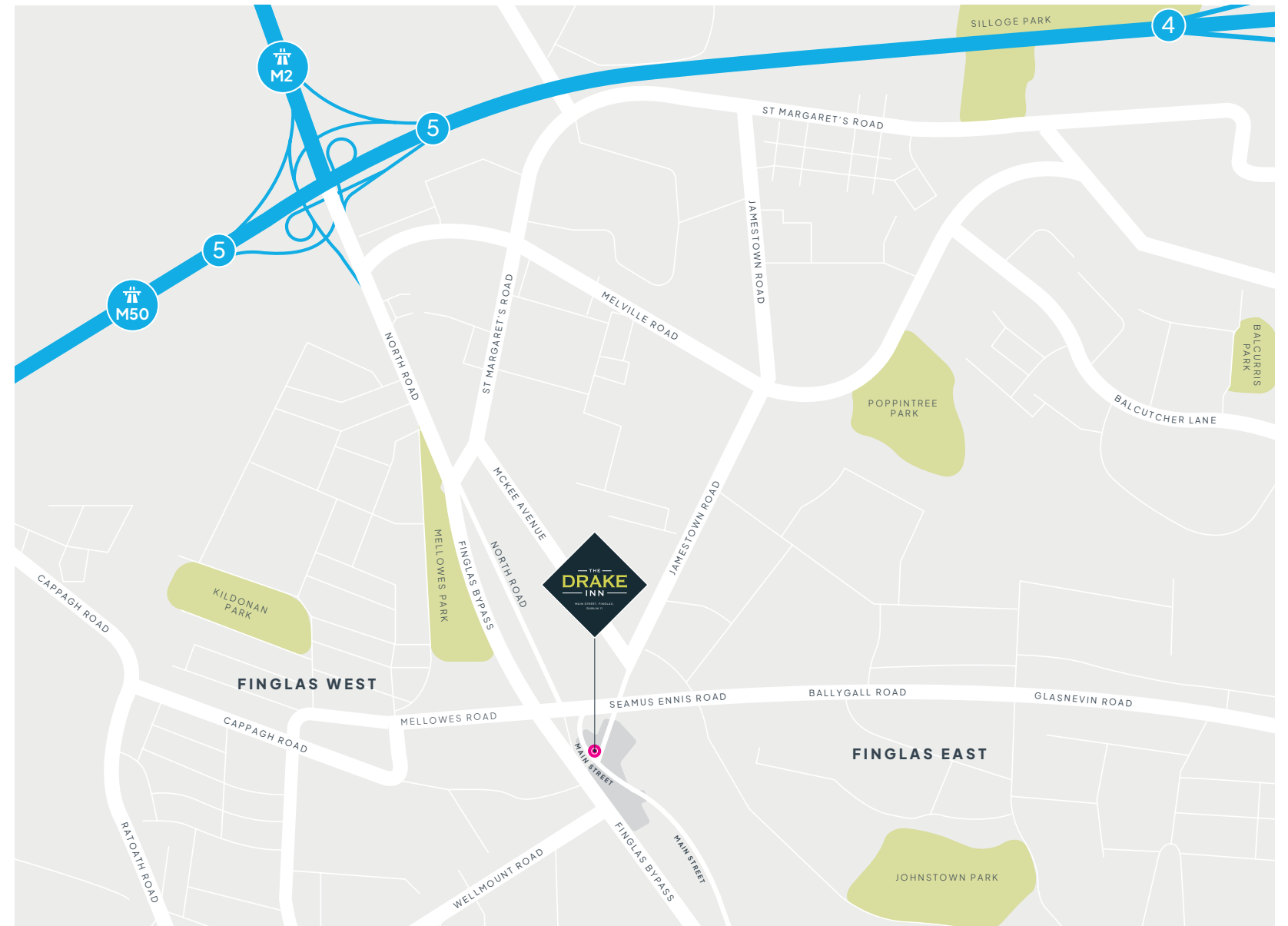
The property is situated at the junction of Main Street and Jamestown Road in the heart of Finglas Village. Finglas is a well established north Dublin suburb which is situated just 5.5 km north of the city centre.

Finglas offers typical local suburban amenities and services to its residents including all of the major grocers trading within its vicinity.

Charlestown Shopping Centre is located approx. 1.5 km north of the property and includes a strong offering of retail and fashion stores, while Clearwater Shopping Centre is located approx. 500 m south of the property.

There is excellent public transportation links serving the property, with a bus stop situated adjacent to the site on Jamestown Road. This provides regular services to the city centre and remainder of the Dublin suburbs. The N2 dual carriage way is situated adjacent to the property which is the main arterial route into Dublin City Centre and this has the benefit of cycle lanes and QBC's (Quality Bus Corridors). This also links into the M50 Motorway, providing access to all main national roads and Dublin Airport.

The future Dublin Metro line is proposed to run from Swords into Dublin City Centre. A project team has now been appointed and planning is being sought for the prospective route which will carry approx. 50 million passengers annually once completed. A stop is being proposed at Collins Avenue, just 2 km east of the Drake Inn, which will undoubtedly be of significant benefit to the future residents of the scheme.



TOWN PLANNING

Planning policy for the area is provided under the Dublin City Development 2022 - 2028. The site is zoned 'Z4 - Key Urban Villages' which is defined as 'To provide for and improve mixed-services facilities.' Finglas is also identified as 'KUV 4' which is a Key Urban Village under this development plan.



GREATER DUBLIN AREA



CONNECTIVITY

1 MELLOWES PARK	4 DUBLIN CITY UNIVERSITY
2 CLEARWATER SHOPPING CENTRE	5 PHOENIX PARK
3 CHARLESTOWN SHOPPING CENTRE	6 DUBLIN CITY CENTRE
5 MINUTE WALK	10 MINUTE CYCLE
5 MINUTE WALK	20 MINUTE CYCLE
18 MINUTE WALK	20 MINUTE CYCLE

- LUAS RED LINE
- LUAS GREEN LINE
- INTERCITY TRAIN
- DART
- PROPOSED METROLINK LINE

Illustration provided for indicative purpose only.

THE PROPERTY

The property currently comprises a public house previously known as 'The Drake Inn' which ceased trading c. 2009. The building extends to two storeys over part basement, with a floor area of approx. 1,127 sq m (12,131 sq ft). The property benefits from an excellent profile onto both Main Street and Jamestown Road with road frontage of approx. 63 m. The property adjoins other commercial buildings either side of its boundary.

THE OPPORTUNITY

The site received full planning permission for the development of 25 no. apartment units over a retail unit and café (Ref: 3378/24) (Ref: 3594/23).

The proposed development extends to six storeys which includes storage for 74 no. residential and 4 no. staff bicycle spaces. There will be no shortage of demand for the completed units, especially given the housing shortage within Finglas due to a lack of new developments in recent years.

The property initially received full planning permission in 2023. However, it has since been value-engineered through a subsequent planning amendment, which strategically omits the initially proposed gastropub and basement level accommodation.

SUMMARY:

Type	No.	%
1 Beds	8	32
2 Beds	11	44
3 Beds	6	24
TOTAL	25	100

GRANTED SCHEME:

No.	Type	Floor	NIA (Sq M)	NIA (Sq Ft)
Café	Commercial	GF	123	1,324
Retail	Commercial	GF	137	1,475
1	2 Bed	1	82	883
2	2 Bed	1	75	807
3	1 Bed	1	50	538
4	3 Bed	1	117	1,259
5	2 Bed	1	82	883
6	1 Bed	1	52	560
7	2 Bed	1	75	807
8	2 Bed	2	82	883
9	2 Bed	2	75	807
10	1 Bed	2	50	538
11	3 Bed	2	117	1,259
12	2 Bed	2	82	883
13	1 Bed	2	52	560
14	2 Bed	2	75	807
15	1 Bed	3	56	603
16	2 Bed	3	75	807
17	1 Bed	3	50	538
18	3 Bed	3	117	1,259
19	2 Bed	3	82	883
20	1 Bed	3	52	560
21	3 Bed	4	104	1,119
22	2 Bed	4	94	1,012
23	1 Bed	4	55	592
24	2 Bed	4	108	1,163
25	2 Bed	5	104	1,119
TOTAL			2,350	25,295

The gross development area of the Residential scheme is approx. 2,395 sq m (25,780 sq ft). Full planning pack is available to download from our data room.

Proposed First Floor Plan

NOT TO SCALE



Illustration provided for indicative purpose only.

PROPOSED STREETScape

The proposed design seeks to contribute positively to Finglas Village by providing a feature building of contemporary design to this prominent corner site, while knitting into the existing streetscape.

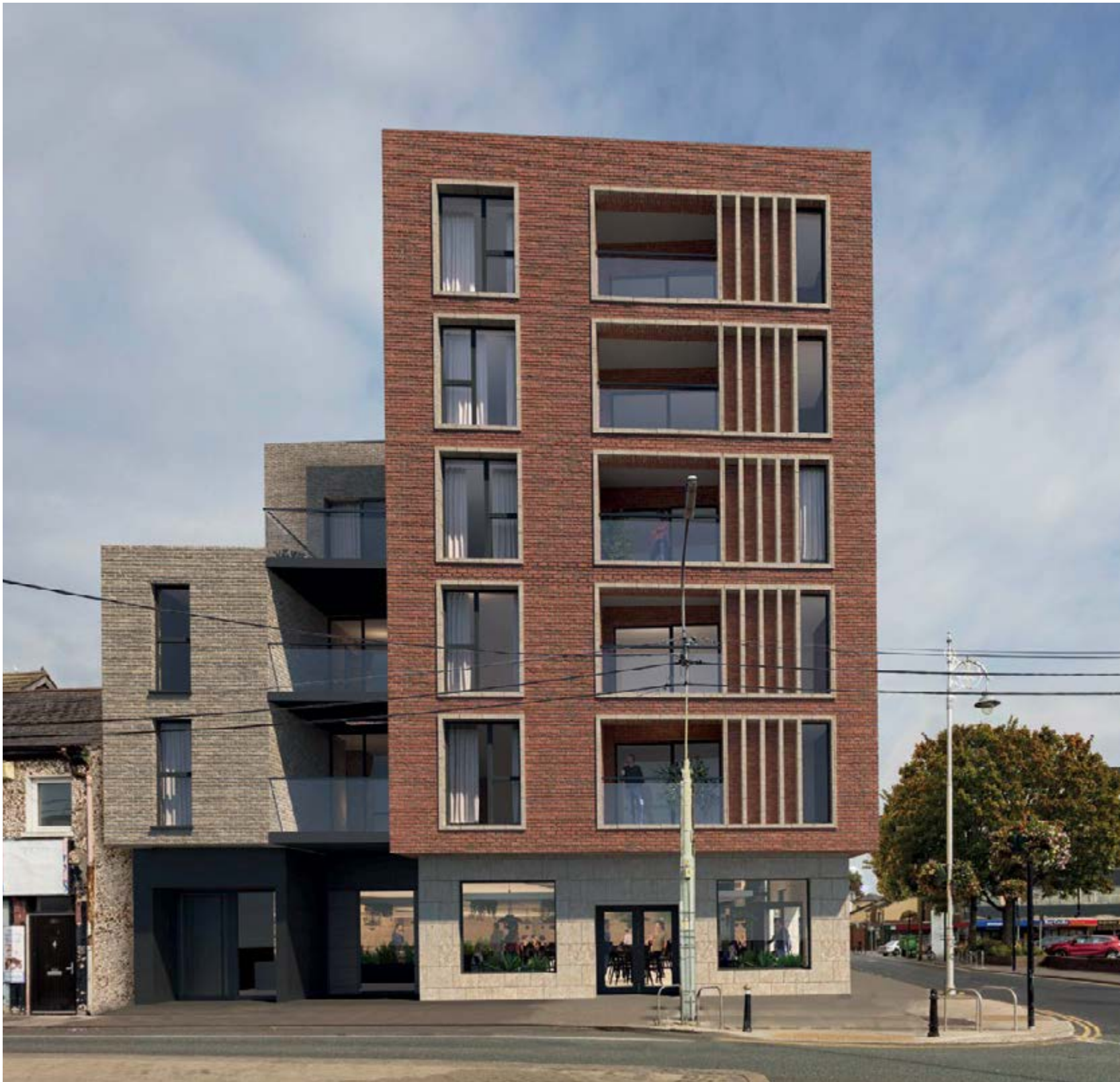


Illustration provided for indicative purpose only.

PROPOSED ELEVATIONS AND PLANS

Proposed South Elevation

NOT TO SCALE



Proposed East Elevation

NOT TO SCALE



Proposed Ground Floor Plans

NOT TO SCALE



Proposed First and Second Floor Plans

NOT TO SCALE



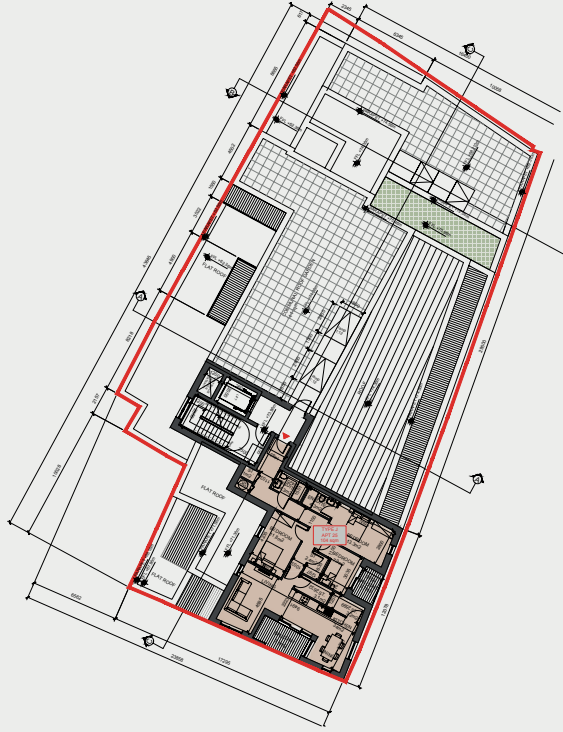
Proposed Third Floor Plans

NOT TO SCALE



Proposed Fourth Floor Plans

NOT TO SCALE



Proposed Fifth Floor Plans

NOT TO SCALE

THE DRAKE INN

MAIN STREET, FINGLAS,
DUBLIN 11

TITLE

Freehold.

SERVICES

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

INSPECTIONS

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

PLANNING

Planning pack available upon request.

BER

SELLING AGENT



**CUSHMAN &
WAKEFIELD**

PSRA: 002222

5th Floor, 2 Cumberland Place, Fenian Street, Dublin 2.

Ryan Murphy

E: ryan.c.murphy@cushwake.com

T: +353 (87) 441 9085

www.cushmanwakefield.ie

SOLICITOR

 **OgierLeman**

Andrew Nagle

Ogier Leman,

Percy Exchange, 8–34 Percy Place,
Dublin 4, D04 P5K.

E: andrew.nagle@ogier.com

T: +353 1 669 8071

www.leman.ie

Property Misrepresentation Act

The Agents and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Cushman & Wakefield, nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Cushman & Wakefield nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction.