

FOR SALE VIA PRIVATE TREATY
EXCELLENT HOTEL DEVELOPMENT OPPORTUNITY

ST. MICHAN'S STREET

DUBLIN 7

A PRIME HOTEL DEVELOPMENT OPPORTUNITY

INCLUDES FPP FOR 48 NO. BEDROOMS

ASSET SUMMARY



Prime city centre development opportunity extending to approximately 0.03 ha (0.074 acres).



Full Planning Permission granted for a 48-bedroom hotel development (DCC Reg. Ref. 2293/26).



Permitted scheme extends to approximately 2,076 sqm (22,345 sq ft) GIA across part 7-storey and part 8-storey elevations. Includes an 80 sq m restaurant/bar, guest lounge, library and a substantial rooftop terrace.



Positioned on St. Michan's Street, Dublin 7, opposite the historic Victorian Fruit & Vegetable Market.



Located within Dublin's north inner city, close to Smithfield, Four Courts and Grangegorman. Benefits from ongoing public and private regeneration investment throughout the Markets Area and surrounding districts.



Excellent accessibility via the Luas Red Line, numerous Dublin Bus routes and strong pedestrian and cycle connections.



Subject to planning, there has been a feasibility study carried out for a hostel development by HKR architects providing up to 414 bed spaces.



Temple Bar

Christchurch Cathedral

River Liffey

Four Courts

Abbey Street

Capel Street

Ruby Molly Hotel

Luas Red Line

**MICHAN
STREET HOTEL**

Fruit Market

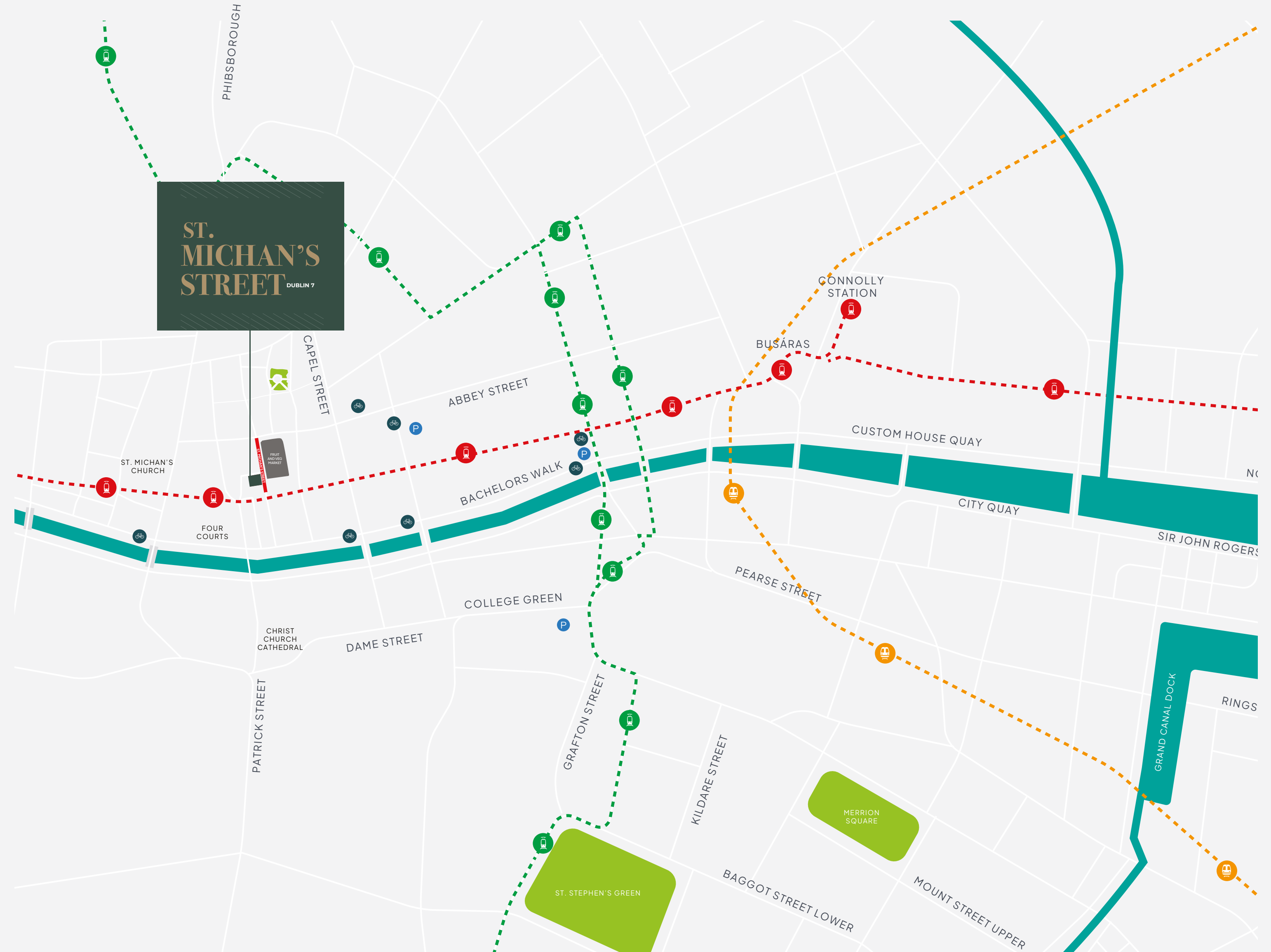
Staycity Hotel

LOCATION

St. Michan's Street occupies a strategic position within Dublin's thriving Markets District, one of the city's most dynamic urban regeneration areas. Located moments from Smithfield and within walking distance of Dublin's principal commercial, cultural and tourism destinations, the area has benefitted from substantial residential, hospitality, office and student accommodation investment in recent years.

Positioned directly opposite the historic Victorian Fruit & Vegetable Market, the property stands to benefit from the ongoing transformation of the wider Markets Area. Significant public and private investment, including the redevelopment of the Fruit Markets and nearby mixed-use schemes, is enhancing the area's profile and reinforcing its status as one of Dublin's most exciting city centre quarters.

The property enjoys exceptional connectivity, with the Luas Red Line, numerous Dublin Bus routes and Heuston Station all within easy reach. Combined with its proximity to Temple Bar, the IFSC and St. Stephen's Green, this highly accessible location is ideally placed to capture both business and leisure demand.



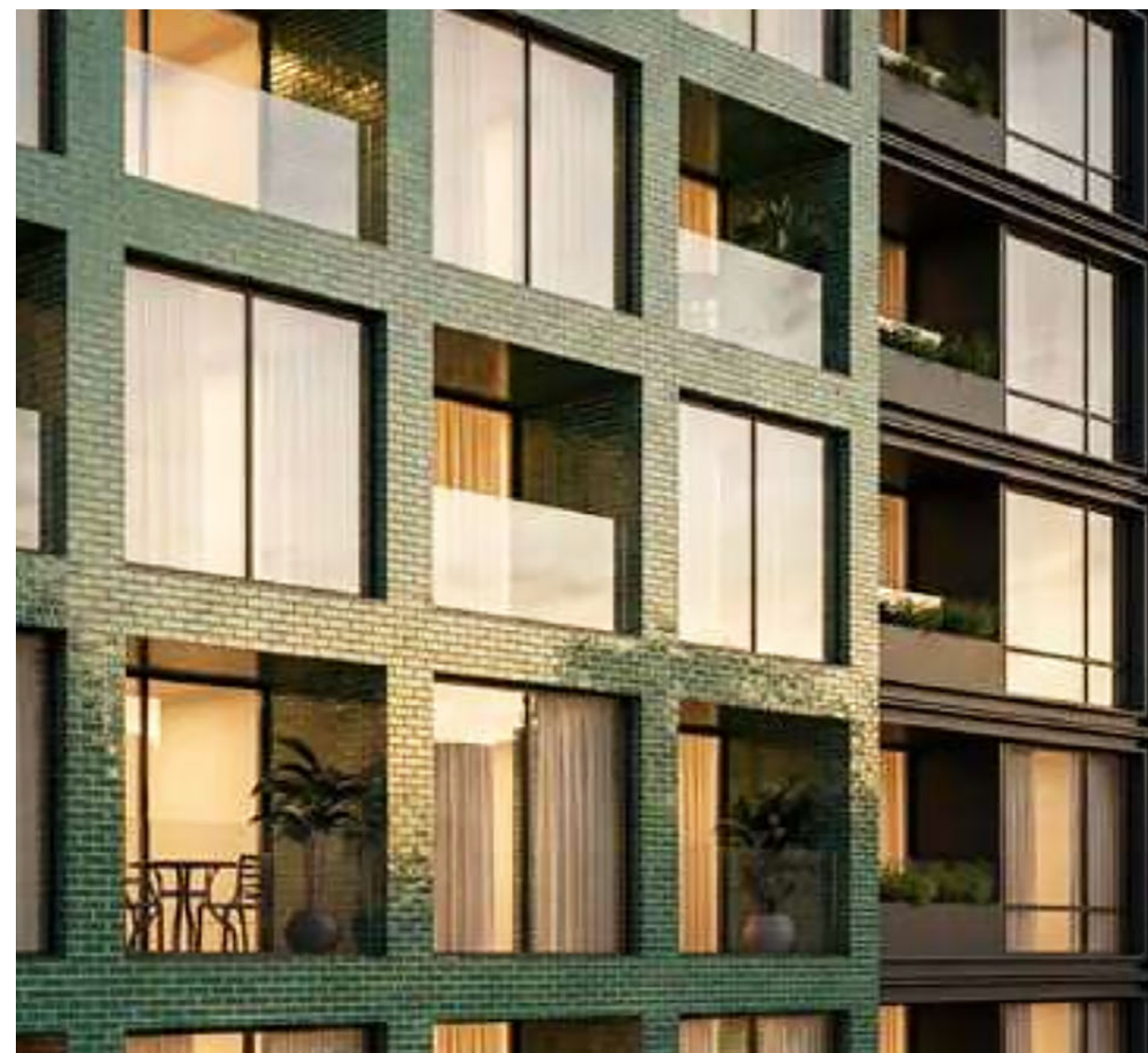
DESCRIPTION

The subject property comprises a brownfield development site extending to approximately 0.03 ha (0.074 acres) on St. Michan's Street, Dublin 7. The site occupies a prominent position within Dublin's north inner city. The site is broadly rectangular in shape and is enclosed by a combination of existing masonry boundary walls and hoarding. The majority of the former structures have been demolished, leaving a largely level concrete-surfaced site ready for redevelopment.

The surrounding area is characterised by a mix of historic and modern urban development, including commercial, residential and hospitality uses. The site benefits from strong frontage onto St. Michan's Street and enjoys excellent visibility from the adjoining road network.

Town Planning

Planning policy for the property is contained within the Dublin City Council Development Plan 2022 – 2028. 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.



An aerial photograph of a dense urban area in Dublin, Ireland, featuring a mix of historic and modern architecture, a river, and a bridge. A semi-transparent green rectangular box is centered over the image, containing the text 'ST. MICHAAN'S STREET DUBLIN 7' in a gold-colored serif font. The text is arranged with 'ST.' on the first line, 'MICHAAN'S' on the second line, and 'STREET' on the third line, with 'DUBLIN 7' in a smaller font to the right of 'STREET'.

ST.
MICHAAN'S
STREET DUBLIN 7

THE OPPORTUNITY

The subject site benefits from full planning permission (DCC Reg. Ref. 2293/26) for a part 7-storey to part 8-storey hotel development extending to approximately 2,076 sqm (22,345 sq ft) GIA and providing 48 guest bedrooms. The approved scheme includes an 80 sq m restaurant/bar, guest lounge, library and a large rooftop terrace, creating a modern boutique hotel offering in the heart of Dublin’s north inner city.

Internally, the accommodation has been designed around an efficient hotel layout, with guest rooms accounting for approximately 1,062 sq m of the total floor area, comprising a mix of standard, larger and accessible bedrooms. Ancillary accommodation includes reception, kitchen, staff facilities, luggage storage, laundry facilities, guest lounge and library space, providing a comprehensive range of guest and operational amenities.

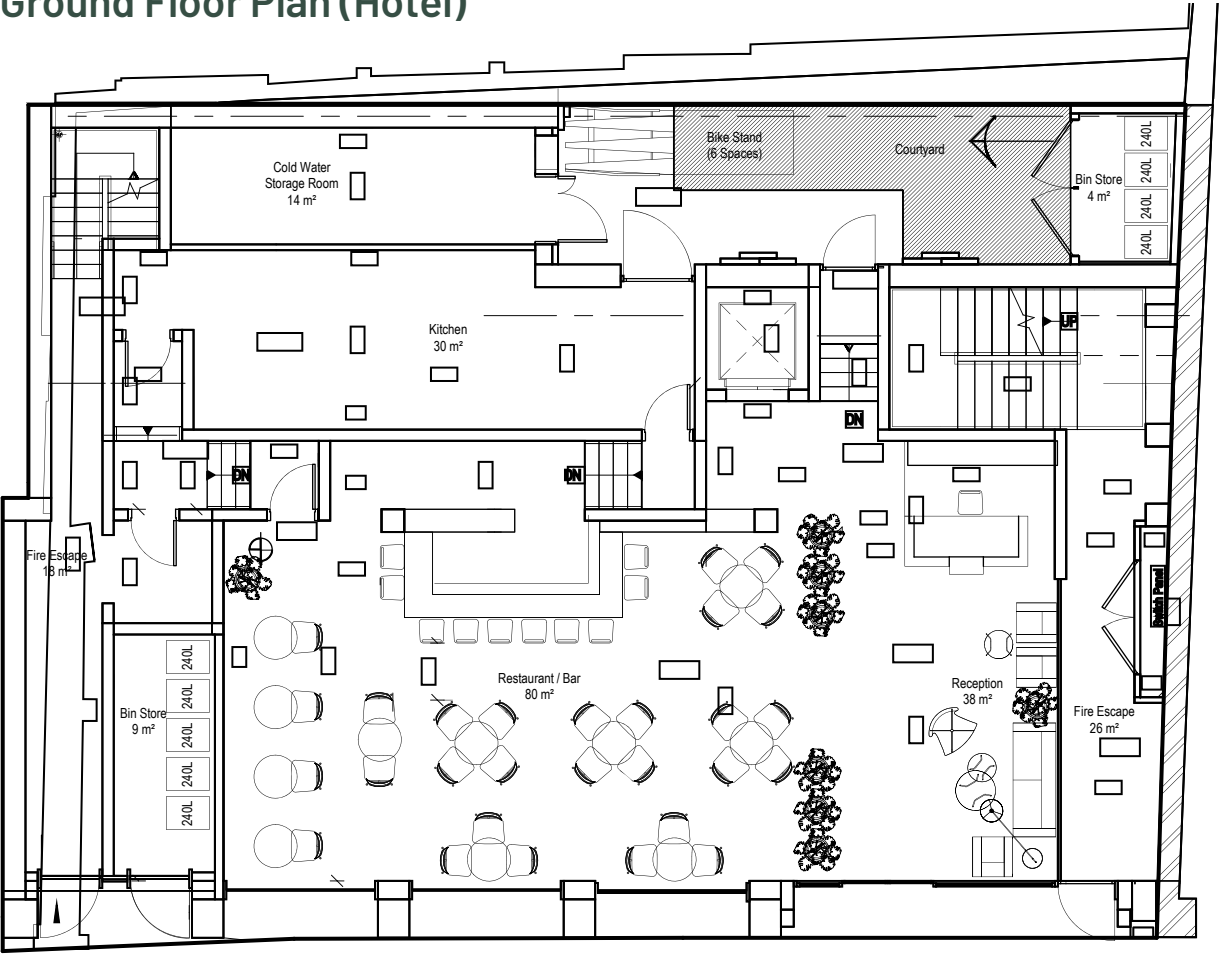
Externally, the scheme benefits from an 81 sq m roof terrace and landscaped roof-level amenity offering views across the surrounding market area, together with staff cycle parking, refuse storage and an internal courtyard arrangement. The development has been designed to provide an active frontage onto St Michan’s Street through the hotel entrance and restaurant/bar uses, reinforcing the ongoing regeneration of the area and complementing the adjacent Fruit & Vegetable Market and wider SDRA 13 regeneration framework.

HOSTEL

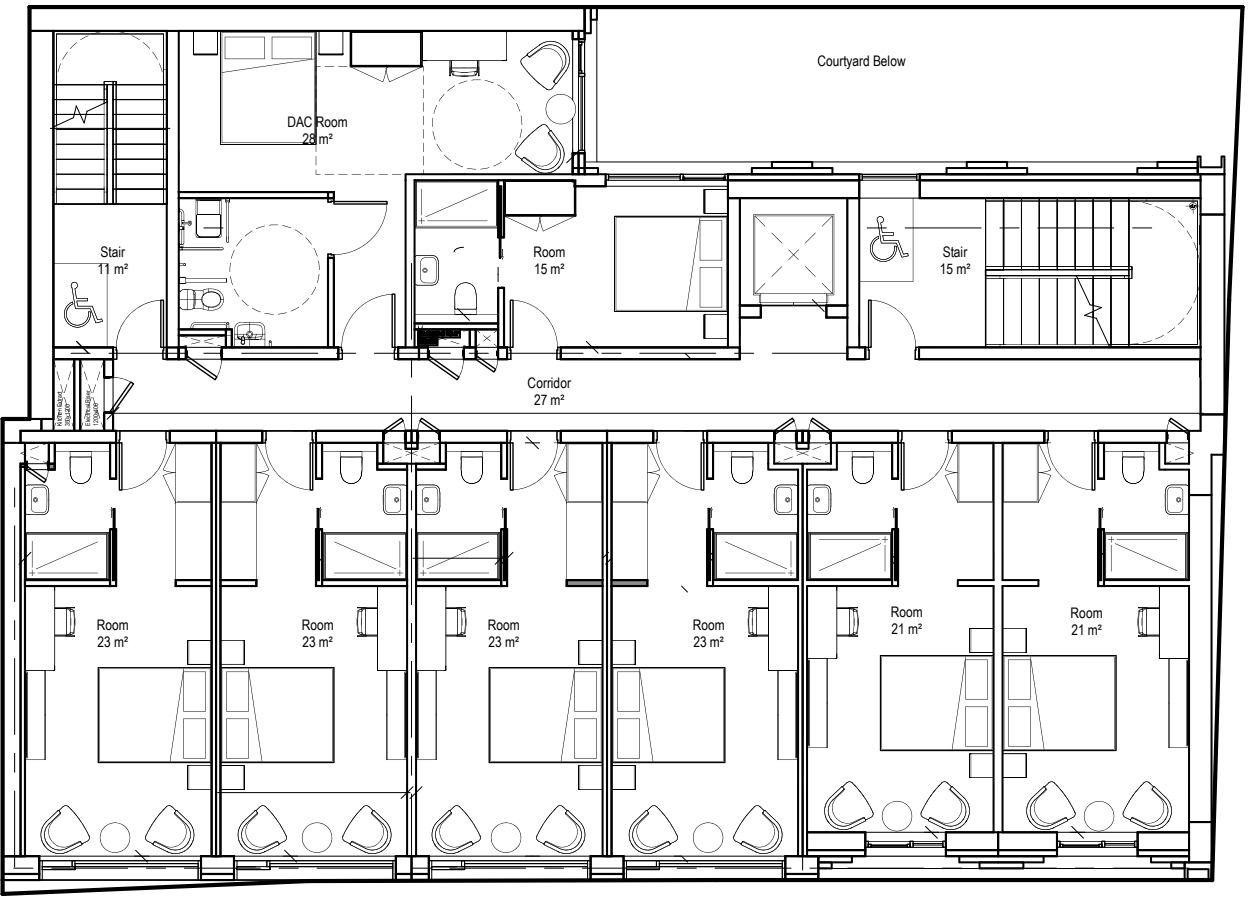
Subject to planning- A feasibility study has been prepared for a hostel-led scheme by HKR Architects providing up to 414 bed spaces arranged over the existing permitted building envelope. The proposed accommodation comprises a mix of 6-person, 8-person and accessible 3-person rooms across Levels 1 to 7, with ancillary facilities including a 217 sq m bar/lounge, breakfast area, gym, luggage store and bicycle storage. The layout provides for 57 beds per floor on Levels 1-4 and 62 beds per floor on Levels 5-7.

LEVEL	NO. BEDROOMS	AREA
Ground Floor Plan		259 m ²
Mezzanine Floor Plan		101 m ²
First Floor Plan	8	262 m ²
Second Floor Plan	8	262 m ²
Third Floor Plan	8	262 m ²
Fourth Floor Plan	8	262 m ²
Fifth Floor Plan	8	262 m ²
Sixth Floor Plan	8	262 m ²
Seventh Floor Plan		145 m ²
Total:	48	2076 m ²

Ground Floor Plan (Hotel)



Typical Floor Plan (L1-L3)(Hotel)



A THRIVING TOURISM MARKET

Ireland remains one of Europe's most attractive tourism destinations, with international visitor numbers continuing to recover strongly and tourism expenditure remaining robust. Supported by strong overseas demand and excellent global connectivity, the outlook for visitor growth remains positive, underpinning long-term demand for hospitality accommodation.



The Spire



Grafton Street

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 in 2023 at the World Travel Awards.



Four Courts



The Liffey



Trinity College

TRANSFORMING URBAN QUARTER

The Fruit Markets area is undergoing significant regeneration, evolving into a vibrant mixed-use destination that combines residential, office, hospitality and cultural uses. Substantial public and private investment is enhancing the public realm, connectivity and overall appeal of the district. This continued transformation is strengthening the area's profile as a key city centre destination and is expected to support long-term occupier demand and investment activity.



Temple Bar

TITLE

Freehold

METHOD OF SALE

For Sale by Private Treaty

SERVICES

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

VIEWING

By appointment with the sole selling agent

SOLICITOR

Cahill &
COMPANY SOLICITORS

Cahill & Company Solicitors
James Cahill
T: (01) 662 4454

SELLING AGENT



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