

# FOR SALE

Vacant Possession



25 LIFFEY STREET UPPER, DUBLIN 1





# PROPERTY HIGHLIGHTS

Vacant possession

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Mid terrace three storey over basement building

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Extending to approx. 167 sq.m. (1,800 sq.ft.)

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Suitable for a variety of uses (S.P.P.)

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Guide Price €625,000

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Capital value €347 per sq.ft.



NB. For identification purposes only



# LOCATION

The subject property is located in a high-profile city centre location on Liffey Street Upper, a popular pedestrian retail thoroughfare which adjoins Mary Street and Abbey Street Upper. The building faces onto Liffey Street directly opposite Arnotts, one of Ireland's most prominent department stores.

In conjunction with Arnotts nearby occupiers include Marks & Spencer's, Dunnes Stores, Jervis shopping centre and the Ilac shopping centre.

Liffey street benefits from its connection to both the North and South city centre as it is positioned in close proximity to Temple Bar along with Jervis and Abbey Street Luas stops which provide easy access to the south of the city.

The property is ideally positioned:



**LUAS**  
2 min walk



**CONNOLLY TRAIN STATION**  
15 min walk



**JERVIS SHOPPING CENTRE**  
3 min walk



**O'CONNELL STREET**  
4 min walk



**TEMPLE BAR**  
5 min walk





## DESCRIPTION

The subject property comprises a 3 storey over basement mid terraced property extending to approx. 167 sq.m. (1,800 sq.ft.). Externally the property benefits from a large glass shop frontage, electric roller shutters, wall mounted lighting, sash windows and brick façade.

Internally the property comprises of laminate flooring, plaster and painted walls and ceilings, recessed ceiling lighting, wall mounted radiators, 2 WCs and rear access to fire escape.

## TOWN PLANNING

The property is Zoned Z5 City Centre in the Dublin City Development Plan 2022-2028. The objective of this Zoning is 'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen, and protect its civic design character and dignity.'

A sample of Permissible Uses include:

- Restaurant / Café
- Publican
- Hostel (Tourist)
- Office
- Education
- Medical
- Residential





#### TITLE

Please refer to agent.

#### GUIDE PRICE

€625,000.

#### VAT

Please refer to agent.

#### BER



#### SOLICITOR

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#### VIEWINGS

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisers.

#### AGENT DETAILS

QRE Real Estate Advisers

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