

# FOR SALE

By Private Treaty

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VACANT POSSESSION



4 NORTH EARL STREET  
DUBLIN 1



NB. For identification purposes only

## EXECUTIVE SUMMARY

Vacant possession sale

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Mid terraced 4 storey over basement property

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Extending to 487 sq.m. (5,250 sq.ft.)

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Suitable for a variety of uses subject to P.P

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Guide price €1,250,000

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Capital value €238 per sq.ft.



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# LOCATION

The property is located in a prominent city centre location on North Earl Street just of O'Connell Street 100m from the Spire, positioned in close proximity to the new Clerys Quarter neighboring the Earl Building with new tenant, Pret a Manger, on the ground floor.

The Clerys Quarter is a new Dublin Destination located in the heart of Dublin's city centre on the city's premier thoroughfare. The new quarter delivers a state-of-the-art mixed-use destination combining office, retail, food and beverage, hospitality and leisure spaces of one of Dublin's busiest shopping streets. The property adjoins this development.

The property is ideally positioned:



**LUAS**  
3 min walk



**CONNOLLY TRAIN STATION**  
10 min walk



**HENRY STREET**  
3 min walk



**DUBLIN BIKES**  
3 min walk



**BUSÁRAS**  
8 min walk



## DESCRIPTION

The subject property comprises a vacant mid terraced 4 storey over basement building extending to approximately 5,250 sq.ft. Externally the ground floor consists of a vacant retail unit with floor to ceiling glass front, glass door and electric roller shutter. The upper floors comprise of a red brick façade with 3 windows per floor facing onto North Earl Street.

Internally the property comprises a vacant basement and 4 upper floors with concrete block construction, steel frame staircase, roof access to the rear, goods lift and open plan layout throughout. The property requires a full refurbishment throughout pending use.

## PLANNING

The site 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
- EDUCATION
- PUBLICAN
- MEDICAL
- HOSTEL (TOURIST)
- RESIDENTIAL
- OFFICE



### Title

Please refer to agent.

### Guide Price

€1,250,000.

### VAT

VAT is applicable on the sale.

### BER



### Solicitor

Colm O Cochlain, & Co Solicitors,  
First Active House,  
Old Blessington Road,  
Tallaght, Dublin 24



### 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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PSRA Registration No. 003587.

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