



# **FOR SALE**

WITH VACANT POSSESSION PRIME GEORGIAN OPPORTUNITY





### PROPERTY SUMMARY

Prime CBD Georgian Opportunity

Benefit of Medical Planning

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

Approximately 237 sq.m. (2,551 sq.ft.)

Guide Price €1,195,000

Capital Value €468 per sq.ft.

The benefit of Vacant Possession.



ELY PLACE IS SITUATED
APPROXIMATELY 100 METRES
AWAY FROM ST. STEPHEN'S
GREEN. THE AREA HOSTS SOME
OF IRELAND'S FINEST HOTELS,
MUSEUMS, RESTAURANTS,
BARS, AND SHOPPING FACILITIES.

### **LOCATION**

The subject property is located on the west side of Ely Place, close to the corner of Ely Place and Hume Street.

Ely Place is situated approximately 100 metres away from St. Stephen's Green. The area hosts some of Ireland's finest hotels, museums, restaurants, bars, and shopping facilities.

St Stephen's Green, Grafton Street, Baggot Street, Merrion Square, Fitzwilliam Square and Government Buildings are all within walking distance of the property.

Public transport links are excellent with the Luas Green Line at St Stephen's Green and Pearse DART station at Westland Row. There are numerous Dublin Bus routes serving the area. Dublin Bikes offer a convenient option with the closest station located on St Stephen's Green.



DUBLIN BIKES 150 METERS





LUAS RED LINE 800 METERS





DUBLIN BUS 150 METERS





PEASRSE DART STATION 800 METERS





ST. STEPHEN'S GREEN 100 METERS









## **DESCRIPTION**

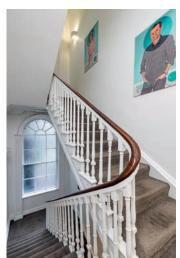
19 Ely Place comprises a 3 bay, four storey over basement, mid-terrace Georgian building. The current use of the property is a medical consultancy (Planning Ref. 2070/03).

Externally, the property retains several original features including timber sliding sash windows, decorative cast-iron balconettes to the first-floor windows, ten-panel timber front door with recent chrome furniture. The building is set back slightly from the neighbouring property (no. 20) to the north.

No. 19, along with the wider group of properties on the street, contributes strongly to the late eighteenthcentury character of Ely Place and enriches the historic architectural fabric of this particular area of D2.

Internally, the property is arranged over basement and four upper floors and extends to approximately 237 sq.m. (2,551 sq.ft.). The building is configured to provide a reception and waiting area along with a series of treatment rooms and administrative offices along with ancillary WC and kitchenette facilities.













#### TITLE

Long-Leasehold.

### **GUIDE PRICE**

€1,195,000.

#### VAT

Please refer to the agent.

#### **BER**



#### **SOLICITOR**

Mooney O'Sullivan Solicitors, 1 Wainsfort Drive, Terenure, Dublin 6W.

#### **Anne Marie Miley**

Solicitor

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### **VIEWING**

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

#### **AGENTS DETAILS**

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#### PSRA Registration No. 003587

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