

For Sale by Private Treaty

BER EXEMPT

The Piscatorial School, The Claddagh, Galway



- Attractive detached period building extending to approx. 297 sq.m. (3,198sq.ft.).
- High profile waterfront location fronting Claddagh Quay
- Spectacular views across the Eglinton Canal Basin
- Less than 5 minutes walk from Shop St. & Eyre Square
- Potential for conversion to a range of uses (S.P.P.)



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Location

The property occupies a high profile position on the east side of the Eglinton Canal Basin fronting Claddagh Quay and Priory Road approximately 500m south west of Galway city centre. The property adjoins the Dominican Church and Priory and the Fire Station.

This is a prime waterfront location in Galway city centre, less than 5 minutes' walk from Shop Street and Eyre Square and close to all services and amenities, including University College Galway.

Galway city, with a population of over 75,529 people (census 2011), is the third largest city in Ireland and capital of Connaught. Galway County has a population of 175,124 people (census 2011). The city is well serviced by the national roads network and Shannon International Airport is approximately 90 km south west of the city.

The property is situated within the jurisdiction of Galway City Council.



Description

The property comprises the former "Claddagh National Piscatorial School" dating from 1846, and is a substantial detached three storey building extending to approximately 297 sq.m. (3,198sq.ft.) on a paved rectangular shaped site of c. 446 sq.m. (0.11 acres).

The property is of rendered masonry construction under a pitched slate roof and incorporating a solid ground floor with suspended timber upper floors. Windows are traditional timber-framed sash frame, with more modern windows in the rear elevation.

Internally the ground floor accommodation is open plan while the upper floors are sub-divided into a number of cellular offices / classrooms. Floor to ceiling height is approximately 3.7m at ground and first floor levels and 3.1m at second floor level.

Accommodation

The approx. gross internal floor areas are as follows:

Description	Sq m	Sq ft
Ground Floor	99.05	1,066
1st Floor	99.05	1,066
2nd Floor	99.05	1,066
Total	297	3,198

Zoning

The property is included within an area zoned "CF – Community, Cultural and Institutional Uses" in the Galway City Development Plan 2011-2017 – "To provide for and facilitate the sustainable development of community, cultural and institutional uses and development of infrastructure for the benefit of the citizens of the city".

Uses which are compatible with and contribute to this zoning include – "Residential Institutions, Educational Establishments, Community & Cultural Buildings, Childcare Facilities, etc".

Uses open for consideration, depending on location and scale of development include "Residential uses on surplus institutional uses where the existing open character of institutional lands is retained and a minimum 20% of the total site area is reserved for communal open space."

The property is also included on the list of Protected Structures.



Development Potential

(subject to planning permission)

A Feasibility study was prepared in 2008 by Douglas Wallace Architects to identify and comment on the development opportunities for the school building having regard to its location, size, 'Protected Structure' status and also its proximity to the existing church.

The development options available were for both residential and office uses and are summarised as follows:

Residential Options

Option A

Proposed extension to existing Building with development potential for 4 no. residential units, comprising 2 No. 1 bed apartments and 2 No. 3 bed apartments.

Option B

Refurbishment of existing building only with development potential for 3 no. residential comprising 3 No. 2 bed apartments.

Office / Business Space Options

Option A

Proposed extension to existing Building with development potential for 3 floors of offices extending to 354 sq.m. (3,810 sq.ft.).

Option B

Refurbishment of existing building only to provide 3 floors of offices extending to 252 sq.m. (2,715 sq.ft.).

Services

We understand that all mains services are connected to the property, including water, electricity, drainage and telephone.

Title

Registry of Deeds Title.

BER Rating

Not applicable.

Price

On application.

Viewing

Strictly by appointment with either joint selling agent.

Contact

For further information or to view please contact;

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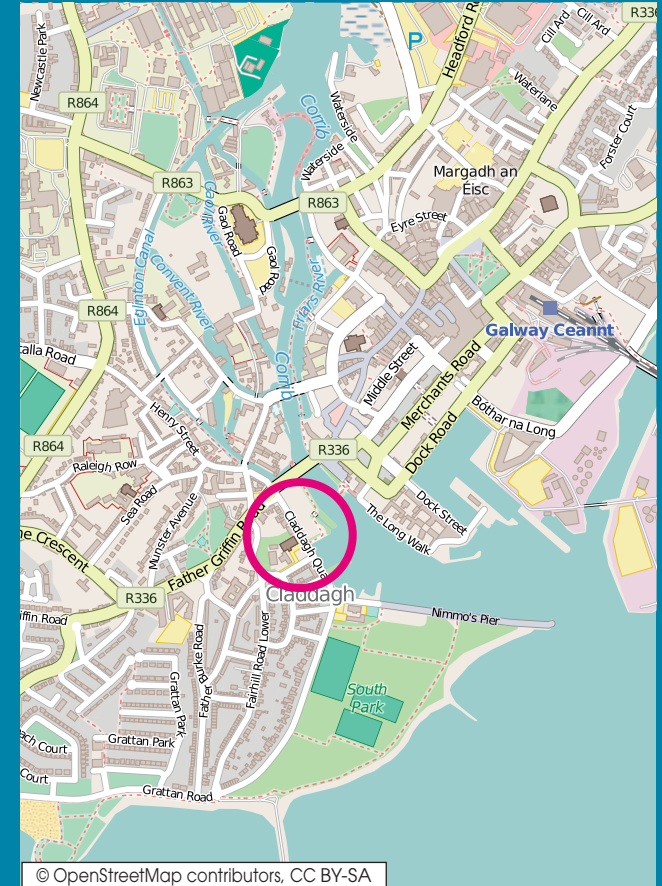
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Note: The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.