

FOR SALE BY PRIVATE TREATY

— 36 —
MERRION
SQUARE
DUBLIN 2

PRIME GEORGIAN BUILDING



— 36 —
MERRION SQUARE
DUBLIN 2

A PRESTIGIOUS ADDRESS OVERLOOKING
ONE OF DUBLIN'S FAVOURITE AMENITIES,
MERRION SQUARE.



LOCATION

The property is located on the East side of Merrion Square, Dublin 2. Merrion Square is one of the most prestigious Georgian Squares in South Dublin City. The area is within close proximity to St. Stephen's Green, Grafton Street, Trinity College and the Government Buildings, making it a highly desirable location for commercial activity. Nearby occupiers include, The Society of Chartered Surveyors, Dáil Éireann, National History Museum, The Merrion Hotel & ESB Head Office.

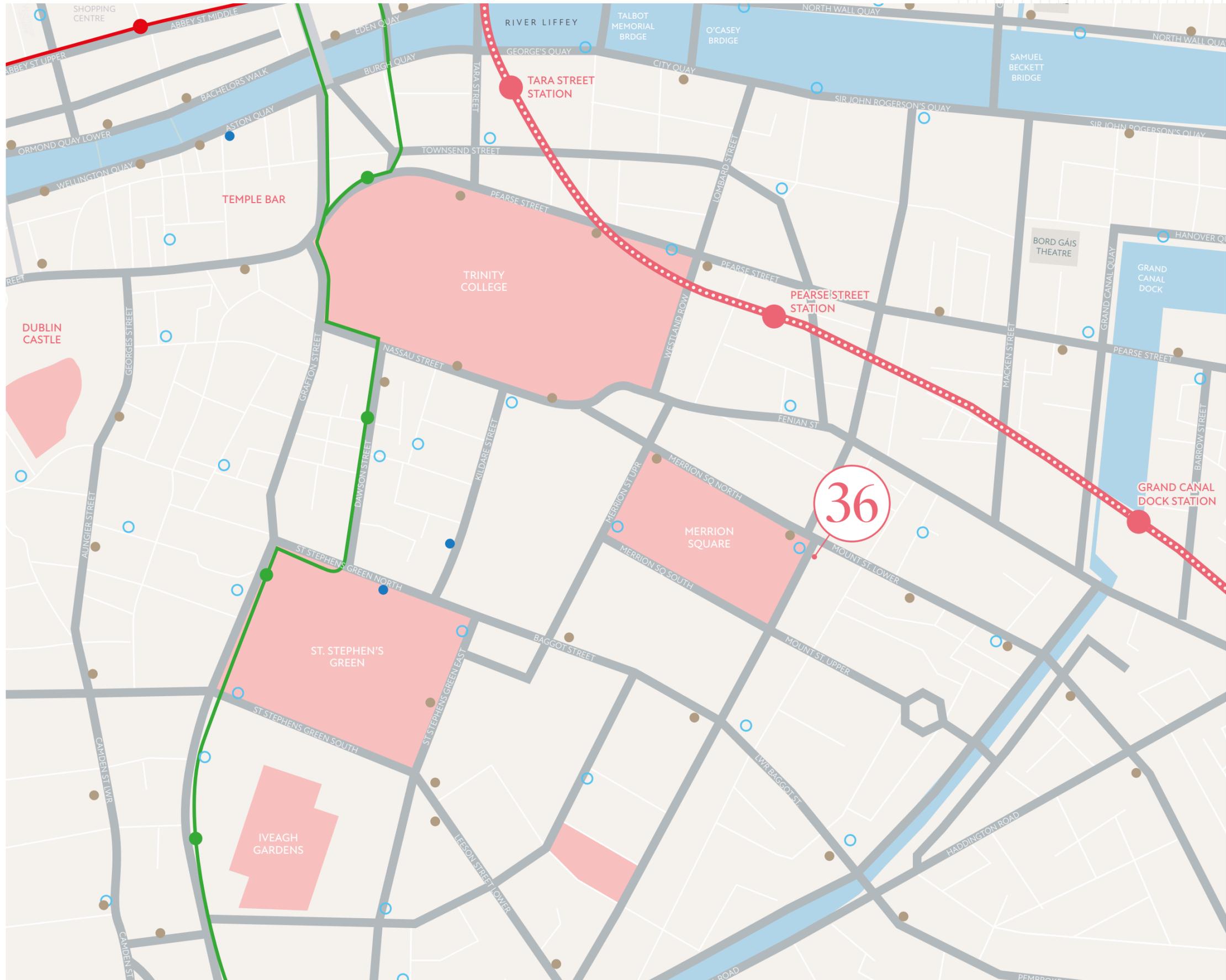




AMENITIES

There are various amenities within walking distance, including St. Stephen's Green and Grafton Street. The surrounding area benefits from a wide range of cafés such as Coffee Angel on Lower Mount Street, Hotels such as The Leinster & The Merrion Hotel and a host of trendy Bars all close by.





CONSIDERABLE CONNECTIONS

The property is excellently served by a range of public transport options all within easy walking distance.

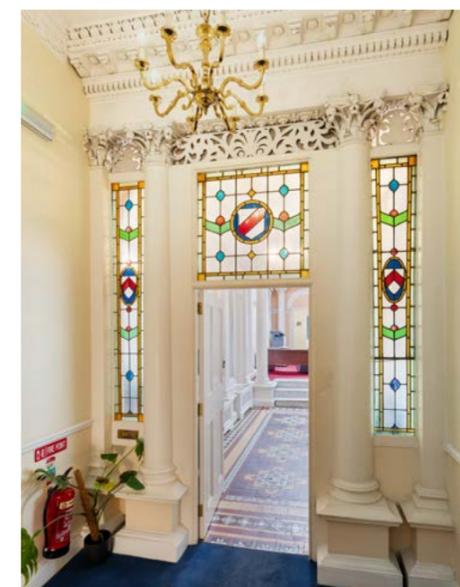
WALKING TIMES		
	Dublin Bikes	1 minute
	Dublin Bus	1 minutes
	Aircoach	2 minutes
	DART (Mainline Rail)	5 minutes
	Luas	6 minutes



DESCRIPTION

The prestigious Georgian property comprises a mid-terrace, four storey over basement with return.

The building is of traditional construction comprising brick and masonry construction appropriate with its age and comprises brick façade, timber sash windows throughout and a pitched slate roof. Internally, the original period features have been retained to a superb standard including front doorway entrance at ground floor level, ceiling roses and ornate cornicing. The property is finished with plastered and painted walls and ceilings, a combination of fluorescent strip lighting and pendant lighting, data cabling, wall mounted radiators and gas fired central heating. The entire property extends to an approximate Net Internal Area of 732 sq.m. (7,879 sq.ft.)



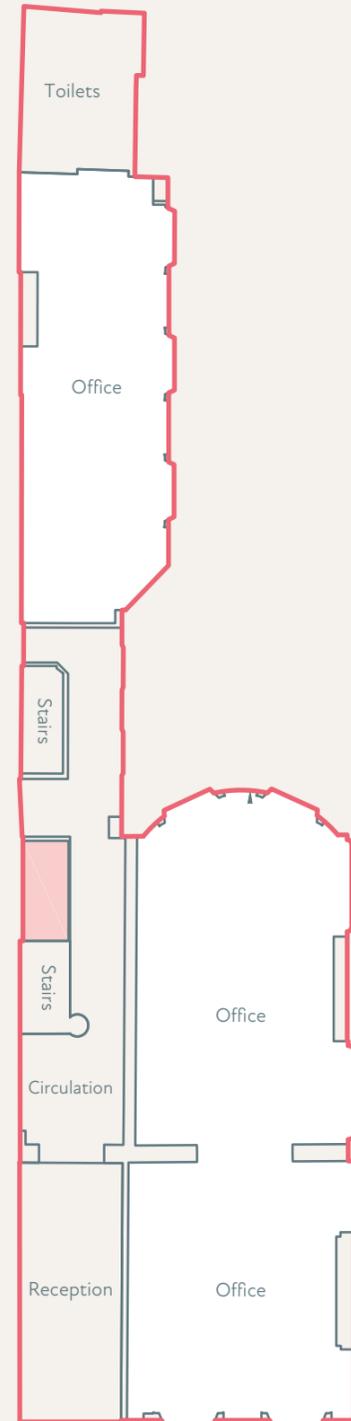
FLOOR PLANS

Basement



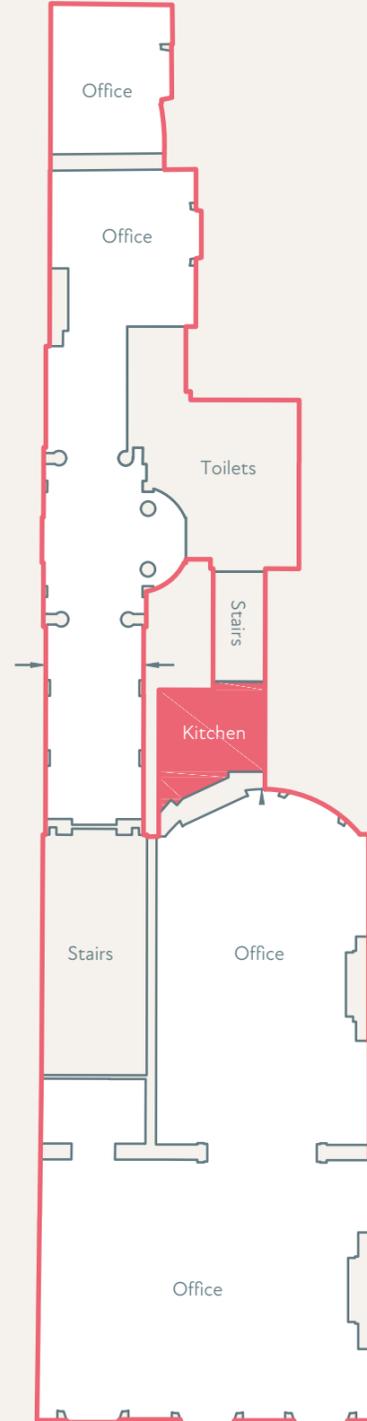
MERRION SQUARE

Ground



MERRION SQUARE

First



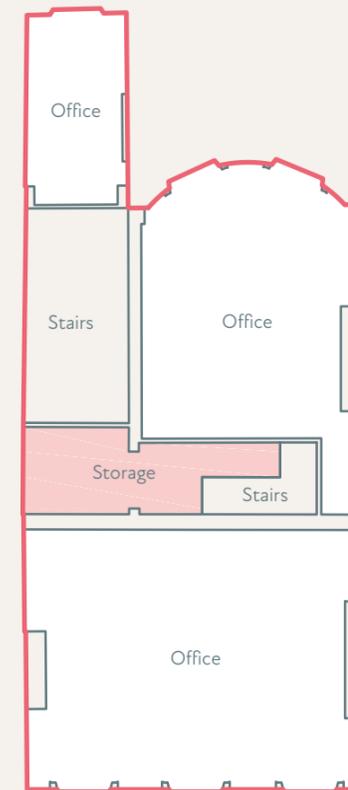
MERRION SQUARE

SCHEDULE OF ACCOMMODATION

Floor	Sq.m	Sq.ft
Basement	168.3	1,812
Ground	140.7	1,514
First	186.3	2,006
Second	126.2	1,358
Third	110.5	1,189
Total	732	7,879

The above are approximative net internal areas.

Second



MERRION SQUARE

Third



MERRION SQUARE

36

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VIEWINGS

Viewings are strictly by appointment through Knight Frank, the sole selling agent.

TITLE

Freehold.

BER

The property is exempt from obtaining a BER Certification as it is a protected structure.

TOWN PLANNING

The property is located within an area zoned objective Z8, Georgian conservation areas “to protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective in Dublin city development plan 2022 – 2028.

VAT

We understand that VAT is not applicable on the sale of this property. We recommend that all intending purchasers carry out their own due diligence in this regard.

GUIDE PRICE

€3,200,000 exclusive.

DATAROOM

www.36merrionsquare.com

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