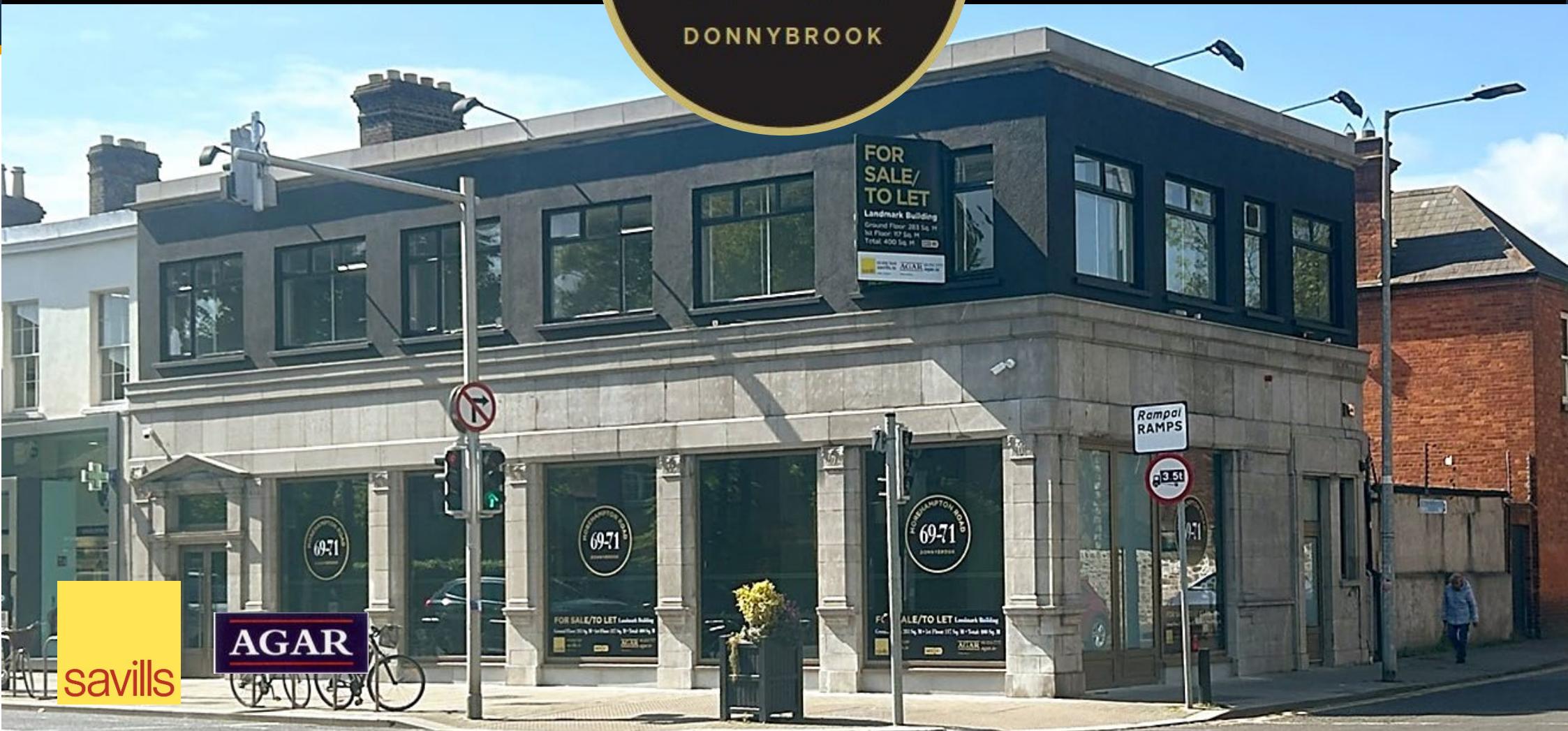
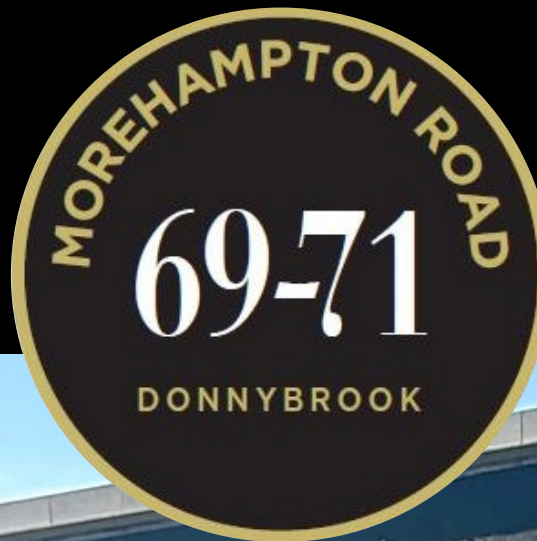


FOR SALE BY PRIVATE TREATY/ TO LET





LOCATION

Located in the centre of Donnybrook village, one of Dublin’s most affluent suburbs, the property occupies a landmark location at the junction of Morehampton Road and Marlborough Road while immediately convenient to Ranelagh, Ballsbridge, Stillorgan and the south city centre.

DESCRIPTION

The property comprises an imposing 2 storey limestone clad commercial building.

The ground floor provides for bright open plan accommodation with feature bespoke display glazing fronting onto Morehampton Road and Marlborough Road return.

Separately, the upper floor, with its own door street access, is self-contained and offers scope for a variety of uses.

PLANNING

The property is being offered with the benefit of the following grants of planning permitting:

Retail

Ground floor grocery sales of 288 sq. m plus ancillary off-licence of 20 sq. m.

Dublin City Council Planning Application Ref: [4327/23](#).

Ground Floor Food & Beverage

Restaurant / café use granted for 288 sq. m at ground floor level.

An Bord Pleanála Order Ref: [ABP-319084-24](#)

First Floor Medical Practice & Office Use

An Bord Pleanála Order Ref: [ABP-319084-24](#)



Accommodation		
Level	SQ M	SQ FT
Ground Floor	283	3,046
First Floor	117	1,262
Total	400	4,305

(All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)



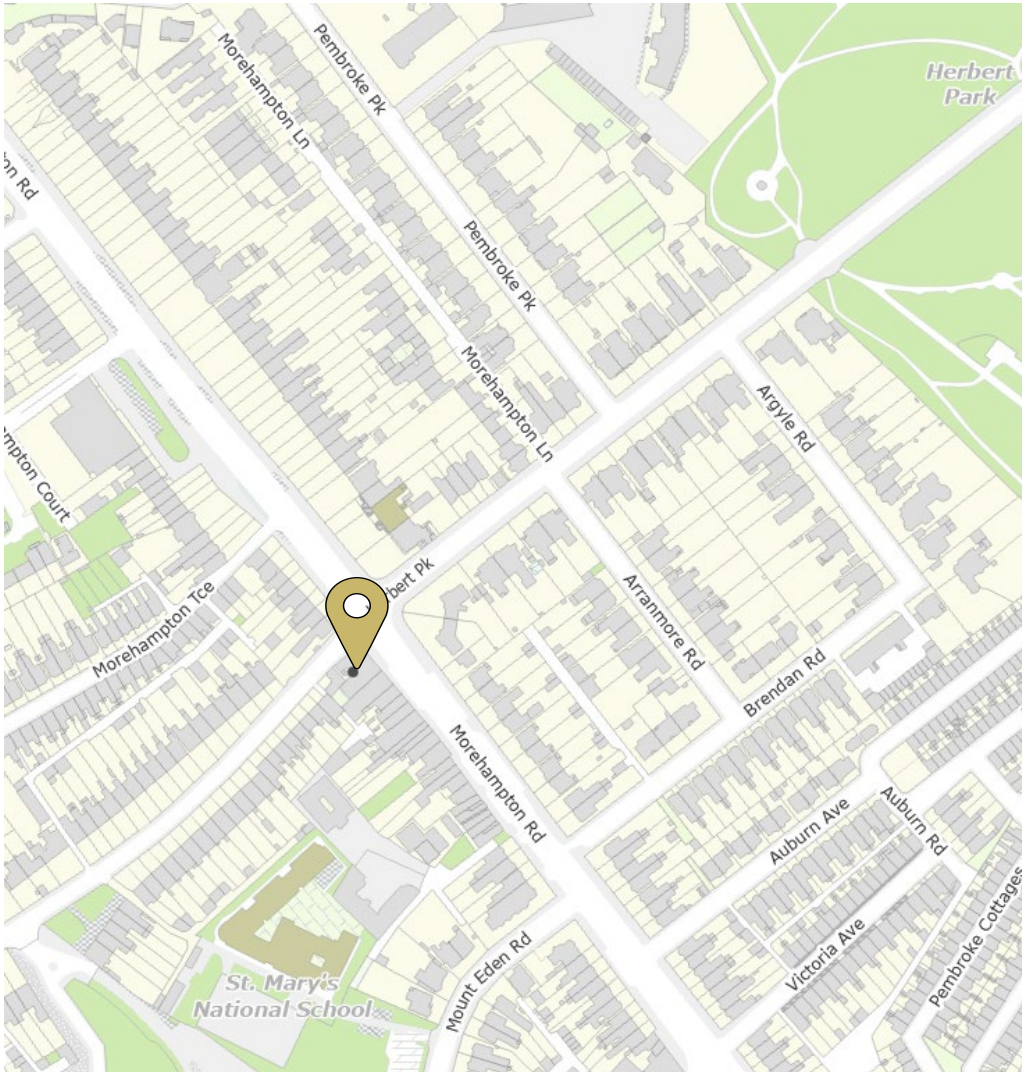












#### IMPORTANT NOTICE

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## GUIDE PRICE/ RENT

On Application

## TITLE/ VAT

Title to the property is held freehold and is available with full vacant possession. VAT will apply to the sale and letting..

## LEASE

A new long term lease is available..

## VIEWING

Strictly by appointment through the joint selling agents.

## BER



## CONTACT

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