

**19/20**  
LOMBARD STREET  
**112/114**  
TOWNSEND STREET  
DUBLIN 2

**PRIME DEVELOPMENT OPPORTUNITY**  
FOR SALE BY PRIVATE TREATY





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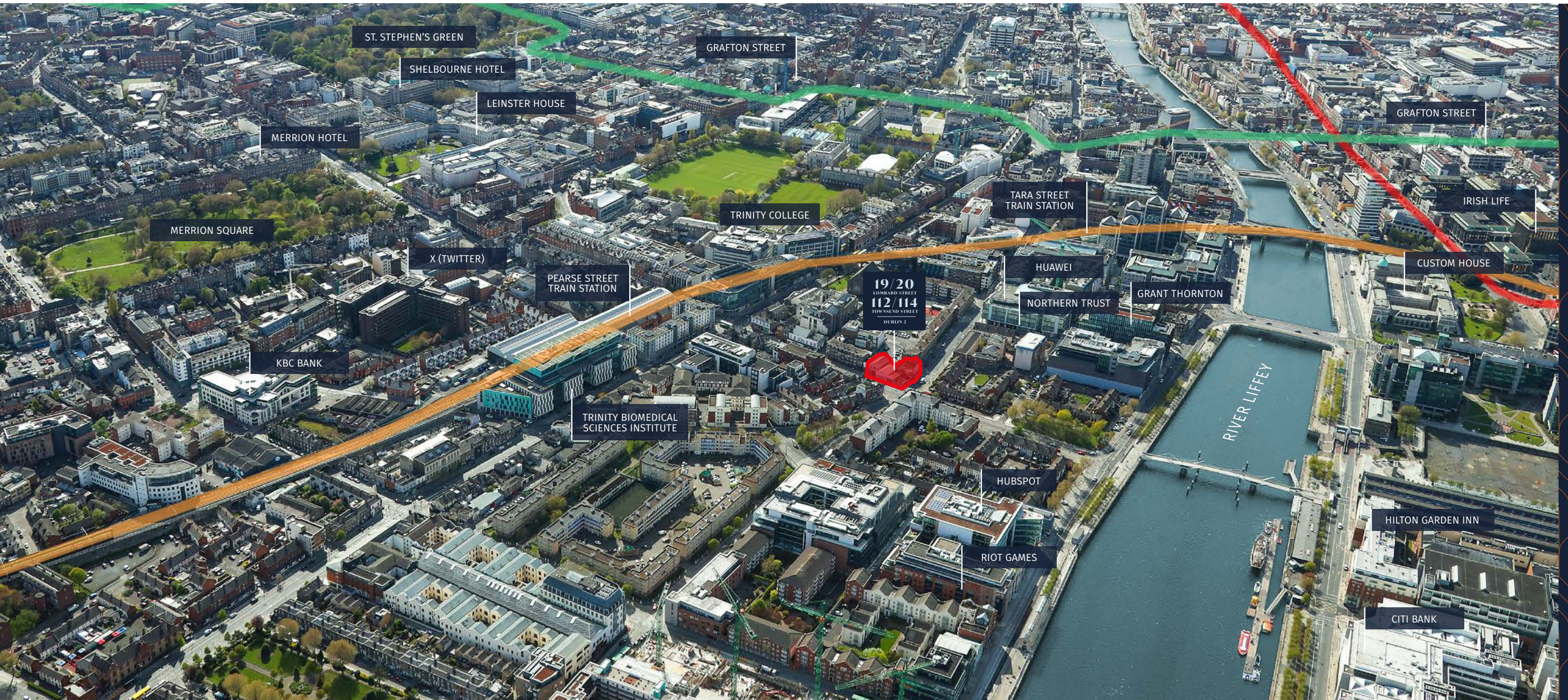
**PRIME DEVELOPMENT SITE  
 EXTENDING TO APPROXIMATELY  
 0.06 HA (0.165 ACRES)  
 FOR SALE BY PRIVATE TREATY**



Feasibility study carried out by Tom Philips and Associates showing potential for a 127 bed hotel or 89 bed apart hotel, SPP



The site extends to approximately 670 sq m (0.165 acres). Potential for approximately 10 storeys SPP



- Luas Red Line
- Luas Green Line
- Train Line

Zoned Z5 to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design, character and dignity

Excellent location in Dublin's CBD within close proximity to Trinity College, Grafton Street, St Stephens Green and numerous high profile office developments

Situated close to transport links including the Pearse Street Train / DART station, LUAS green and red lines, Aircoach Services and Dublin bike stations

The site benefits from high profile frontage onto both Lombard Street and Townsend Street



## LOCATION

The location is serviced by an abundance of public transport links that are conveniently accessible, with Pearse Street Dart/train station, LUAS Red/Green Line, Aircoach, numerous Dublin Bus routes and Dublin Bike stations, all within short walking distance of the site. The micro location is continuing to undergo significant regeneration which will further improve rental levels, demand and overall appeal to the property.

The area's close proximity to Trinity College, Grafton Street, numerous major employers as well as ongoing new developments offers an opportunity for a new, best in class, sustainable development in a highly accessible location, subject to planning permission. The site is surrounded by a wide range of large international and domestic employers such as Three, Dillon Eustace, Meta, William Fry, Grant Thornton, Google and Hubspot.



## DESCRIPTION

The brownfield site extends to approximately 0.06 ha (0.165 acres) and benefits from high profile corner frontage at the intersection between Lombard Street and Townsend Street. There are currently several buildings on the site, all of which are derelict and vacant. The site is broadly rectangular in shape and has a level topography throughout. It is bounded by an unnamed laneway to the west, Lombard Street to the east, Townsend Street to the north and Countess Markievicz House (apartments) to the south. There is no active planning application or decisions associated with the site.

The surrounding area is mixed use in nature with numerous residential developments, prime office blocks and retail cafes and restaurants serving the immediate area.



Pearse Street Station / Trinity College - 1 min walk



**LUAS RED LINE**  
7 mins walk to Georges Quay

**LUAS GREEN LINE**  
7 mins walk to Trinity Street /  
10 mins to Dawson Street

**TRINITY COLLEGE**  
3 mins walk

**GRAFTON STREET**  
10 mins walk

**ST. STEPHENS' GREEN**  
15 mins walk

**DUBLIN BIKES**  
1 mins walk to Townsend Street

## ZONING

The subject site is zoned Z5 – to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design character and dignity under the Dublin City Development Plan 2022 – 2028. Under this zoning objective, uses permitted include hotel, residential, office and PBSA amongst others providing a range of development opportunities (subject to planning permission).



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## FEASIBILITY STUDY

Tom Philips and Associates have undertaken a feasibility study on the site showing the construction of an eight storey building (above an optional basement), with sixth and seventh storeys set back in order to preserve the residential amenity of the surrounding area, extending to 4,304 sq. m (46,327 sq. ft.) GIA. TPA have included two options based on this building footprint, including a 127 room hotel and an 89 room apart hotel, assuming demolition of the existing buildings. The feasibility study is available on request.



## TITLE

We are advised that this site is held by freehold title. Full title details are available from the vendors solicitor

## TERMS AND CONDITIONS

Available on request

## VIEWING

For further information or to arrange a viewing please contact sales agents JLL as per the detail opposite:

## AGENTS



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