



64 LOWER BAGGOT STREET

DUBLIN 2



FOR SALE BY PRIVATE TREATY



# Rare Living Opportunity

*Historic Georgian Building  
with Modern Amenities in  
Prime Location*



THREE STOREY OVER BASEMENT, DOUBLE FRONTED  
GEORGIAN BUILDING WITH MEWS



PRIME CITY CENTRE LOCATION - UNRIVALLED  
POSITION ON BAGGOT STREET, JUST 150 M FROM  
BAGGOT STREET BRIDGE



PROVIDES 21 NO. UNITS - ALL ENSUITE



EXTENDS TO 10,577 SQ FT (GIA) WITH ANCILLARY  
OFFICES, LECTURE ROOM, KITCHEN AND DINING  
AREAS



AVAILABLE WITH FULL VACANT POSSESSION







## Impressive Georgian Building with Mews

*Prestigious Georgian opportunity, that presents in excellent condition, in a highly sought after city centre location.*

The property comprises 64 Lower Baggot Street, an impressive double fronted, three storey over basement Georgian building together with No. 5 Convent Close - a three storey mews building to the rear. The buildings provide for a total of 21 no. units, all ensuite, together with ancillary accommodation. The buildings interconnect via a covered walkway at garden level that also provides additional break-out and amenity space.

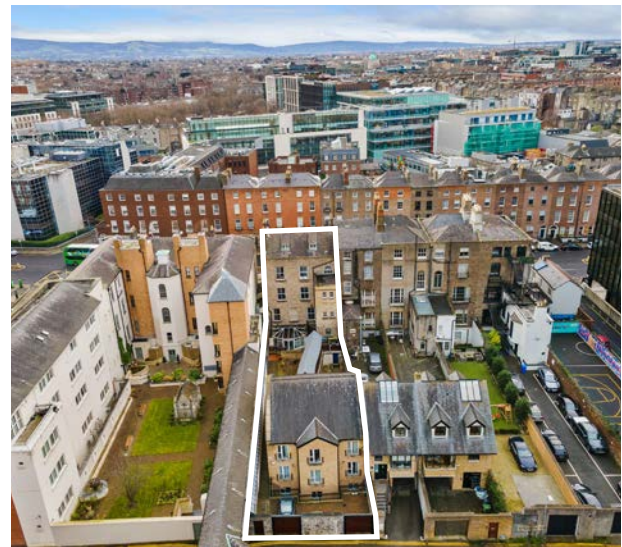


## 64 BAGGOT STREET

64 Baggot Street extends to 6,788 sq ft (GIA) and provides for 8 ensuite rooms that present in excellent condition. A full commercial kitchen and dining area is contained in the basement with ancillary offices, storage areas, a lecture room and toilet facilities across the upper floors.

### MEWS

To the rear, the mews - No. 5 Convent Close - comprises a three-story building extending to 3,768.50 sq ft that provides 13 ensuite rooms. Constructed in c. 2006 the building also accommodates a laundry room, canteen / common area in the basement. The mews building benefits from lift access to all floors and allows for two car parking spaces - accessed via Convent Place.





## *Prime City Centre Location with Excellent Amenities and Transportation Links*

Located on Lower Baggot Street, just 150m from Baggot Bridge, in the heart of Georgian Dublin. This is a prime city centre location with best-in-class amenities on your doorstep to include a host of café's, bars, restaurants and hotels. The immediate location is synonymous with leading entertainment and leisure occupiers and is an established commercial hub that is home to some of the city's best employers.

Public transport links are excellent with Grand Canal DART Station, the Luas Green Line at Charlemont and numerous Dublin Bus routes serving the area all within a short walk. The nearest Dublin Bikes stop is conveniently located on Herbert Place.

### TRANSPORTATION



**LUAS** The LUAS Green Line is accessible at Charlemont



**DART** The DART is accessible at Grand Canal and Pearse Street



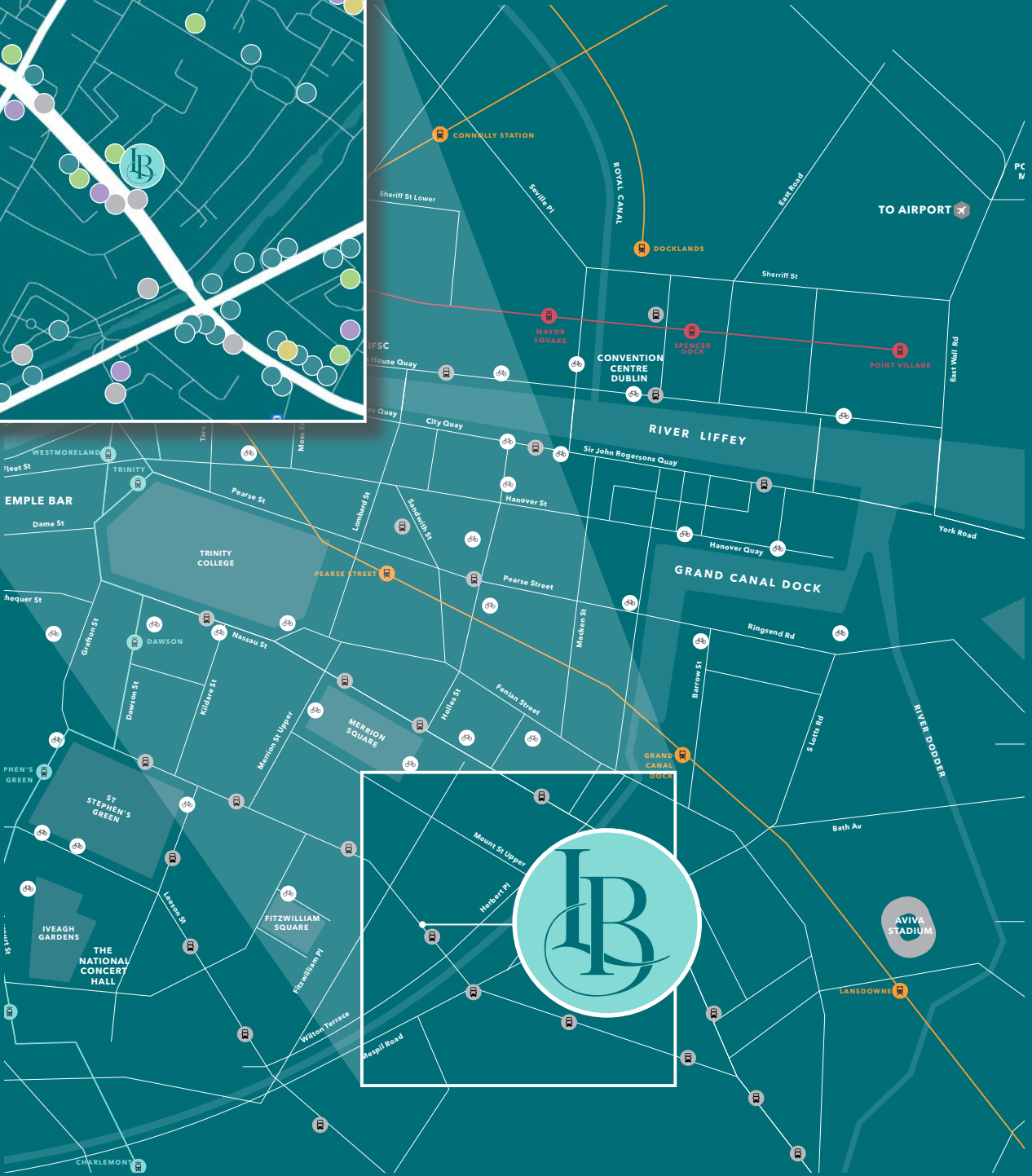
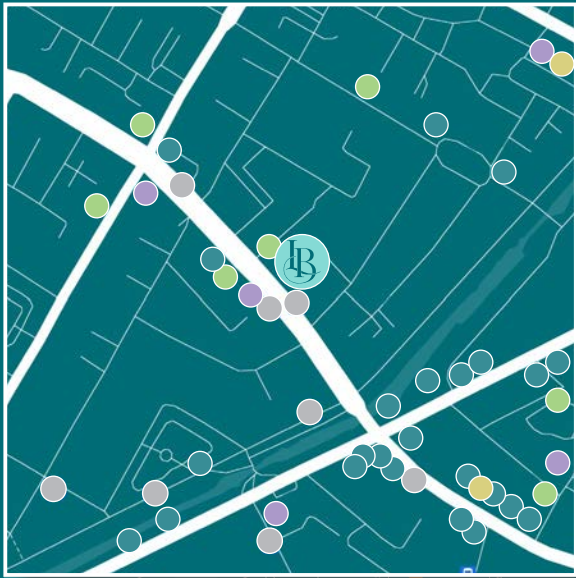
**BIKES** Dublin Bikes are available at Herbert Place, Wilton Terrace and Herbert Lane







**CAR** Ample on-street meter parking available on Lower Baggot Street, Herbert Place and Herbert Street



**BUS** Numerous Dublin bus routes serve the immediate area – The 37, 38, 38a, 38B and 38D all stop outside the building on Lower Baggot Street



COMMUTE

-  DART
-  DUBLIN BUS
-  DUBLIN BIKES
-  GREEN LUAS LINE

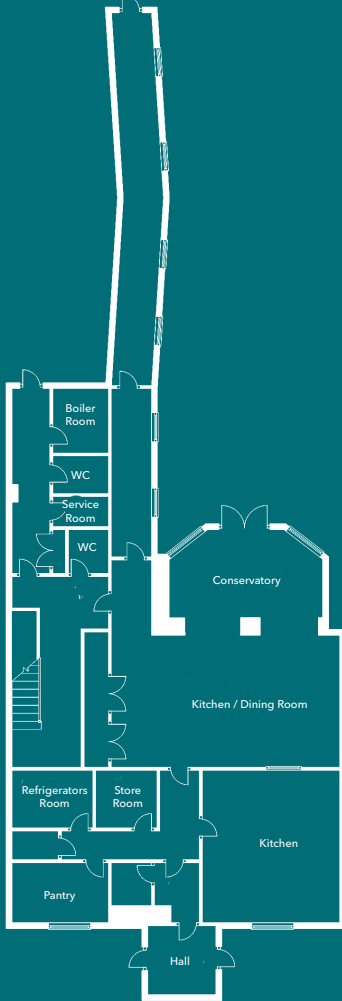
AMENITIES

-  F&B
-  SHOPPING
-  HEALTH & WELLNESS
-  HOTEL

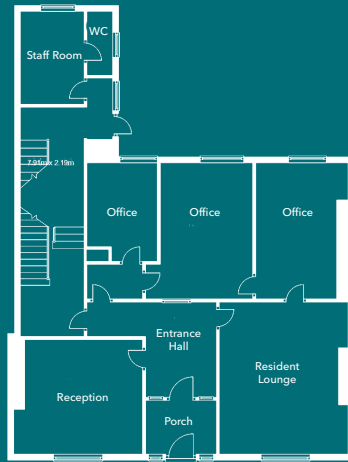


# 64 Lower Baggot

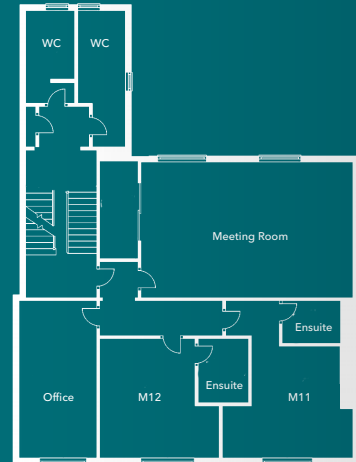
LOWER LEVEL



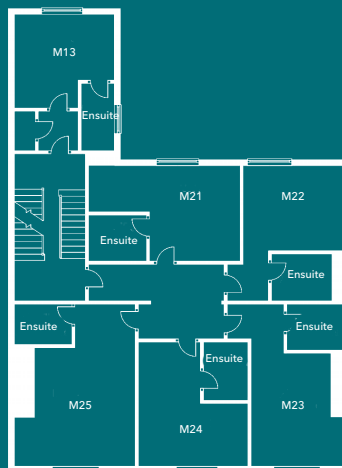
GROUND LEVEL



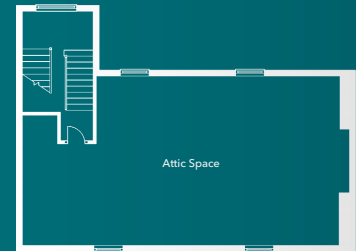
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

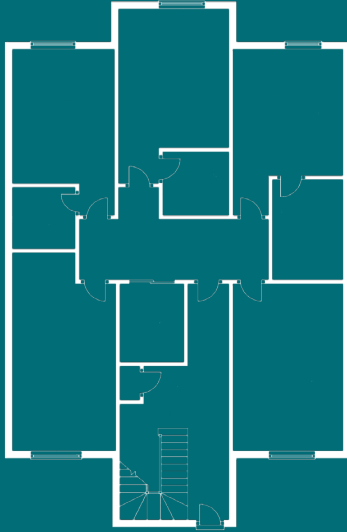




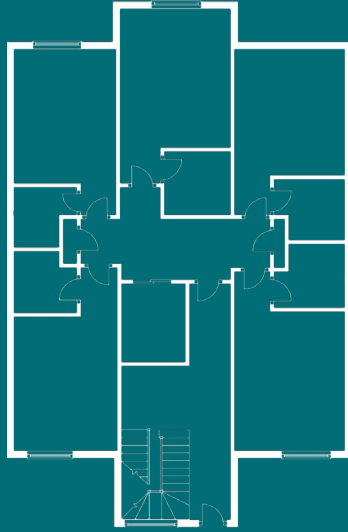


# Mews

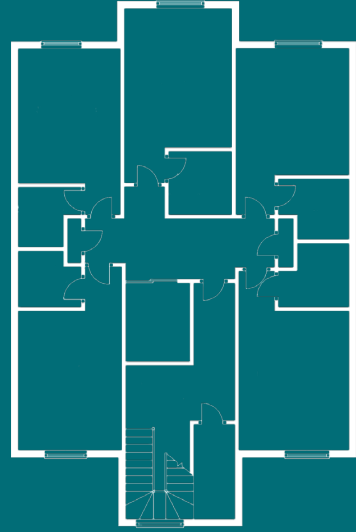
GROUND LEVEL



FIRST LEVEL



SECOND LEVEL



## ACCOMMODATION SCHEDULE

### MAIN BUILDING

Area	Use	Area (Sq Ft)	Area (Sq M)
BASEMENT	Kitchen, dining room, kitchen stores and freezer/cooling rooms, wc's.	1,781.44	165.50
GROUND FLOOR	Entrance Hall, reception, common room, 4 office rooms, wc & whb.	1,458.52	135.50
FIRST FLOOR	Office, lecture room, kitchenette, common wc's, 2x ensuite bedrooms.	1,458.52	135.50
SECOND FLOOR	6 x ensuite bedrooms	1,458.52	135.50
ATTIC LEVEL	Storage	631.84	58.70
<b>Total (GIA)</b>		<b>6,788.8</b>	<b>630.70</b>

### ANNEX

Area	Use	Area (Sq Ft)	Area (Sq M)
BASEMENT	Kitchen, laundry, 3x ensuite bedrooms, linen store.	1,256.15	116.70
GROUND FLOOR	5x ensuite bedrooms, linen store.	1,256.15	116.70
FIRST FLOOR	5x ensuite bedrooms, linen store.	1,256.15	116.70
<b>Total (GIA)</b>		<b>3,768.45</b>	<b>350.10</b>
<b>Entire</b>		<b>10,557.25</b>	<b>980.80</b>

Please note we have not measured the property and have relied on floor areas provided. Interested parties are expressly advised to satisfy themselves in respect of floor areas.

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## BER

64 Baggot Street



5 Convent Close



## TITLE

We understand the property is held by way of Freehold title.

## DATA ROOM

<https://64baggotstreet.com>

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