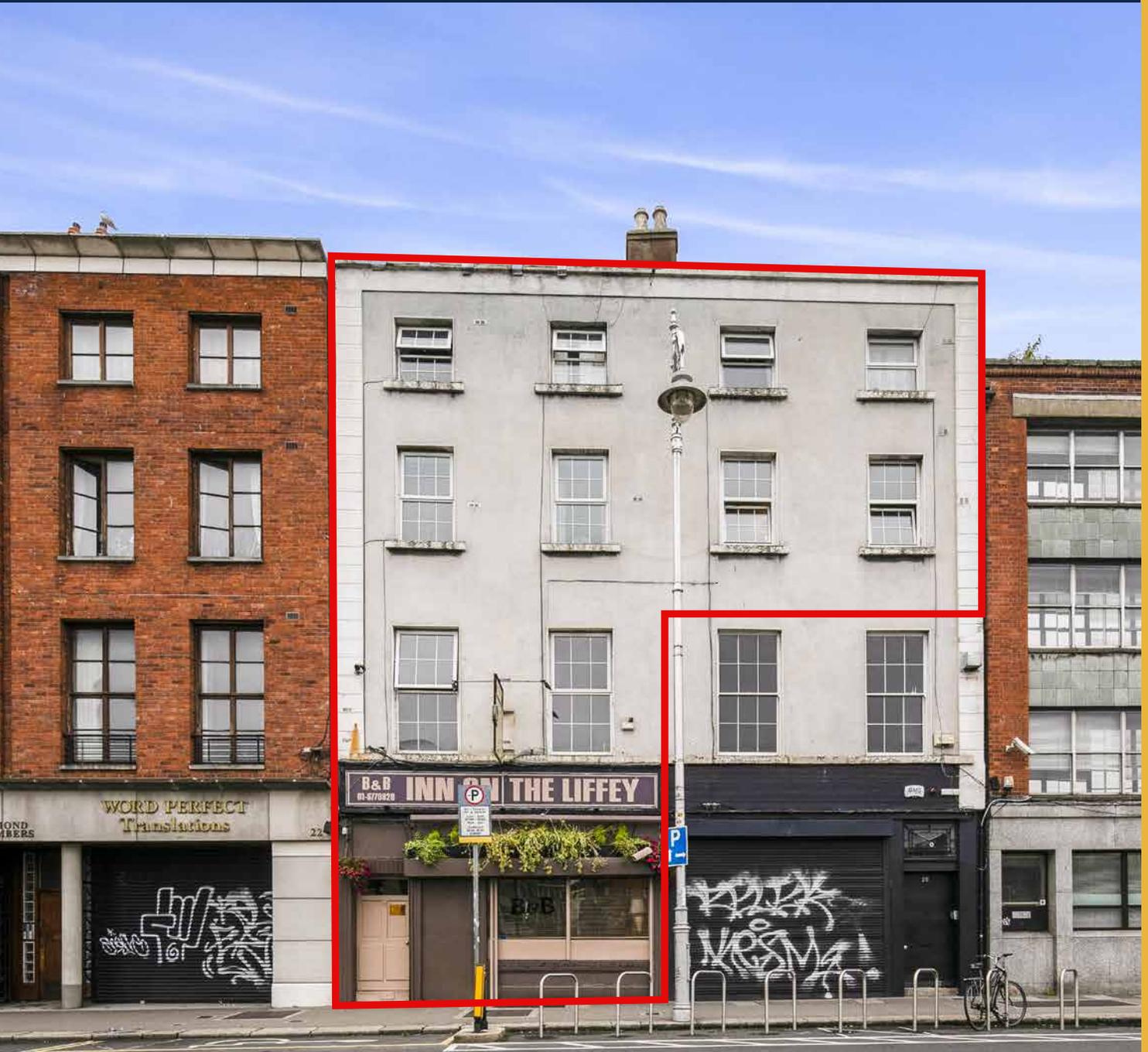


For Sale by Private Treaty

City Centre Mixed-Use Opportunity



Entire of No. 21 & Part of No. 20

Ormond Quay Upper, Dublin 7



Entire of No. 21 & Part of No. 20

Ormond Quay Upper, Dublin 7

Features

- For Sale
- Approx. 570.27 Sq m / 6,138.37 Sq ft
- Guesthouse with ancillary Health Studio
- Accessible via Ormond Quay and Ormond Place to rear
- Redevelopment Potential (SPP)

Location

Ormond Quay occupies a pivotal position in the heart of Dublin City Centre close to The Four Courts, Dublin City Council, O'Connell Street, Henry Street and Capel Street. The immediate area will benefit from a number of planned investments locally, notably the iconic Ormond Hotel which is under construction and the opening of a new artisan Food Hall by Dublin City Council on Chancery Street, which is situated to the rear of the property.

The immediate area, sometimes referred to as the 'Legal Quarter' offers all the usual City Centre amenities including restaurants, retail shopping facilities, universities and is a very well served by numerous transport links such as the Luas, Dublin Bus, Bus Eireann and the DART.

Located on the River Liffey this prominent location provides an opportunity for an investor to purchase a property to hold for investment purposes or to redevelop (subject to planning permission) in a prominent City Centre location. Neighbouring occupiers include the Dublin Civic Trust and Sage.

Description

The property is comprised of the entire of No. 21 Ormond Quay, which is a mid-terraced Georgian style building and the second and third floors of the adjoining building No. 20 Ormond Quay, which is accessed via the 2nd level of No. 21 Ormond Quay. They are situated in a long-established commercial parade in Dublin City Centre and benefit from wonderful views over the River Liffey.

No. 21 comprises of a four storey over basement mixed use extended premises fronting onto the River Liffey. The majority of the building is fitted out as a Guesthouse, with a reception area on the ground floor and guest accommodation over the 2nd and 3rd floors. The 1st floor provides a one bed apartment. The basement of the property is used for ancillary services.





The large extension to the rear of No. 21 is made up of a 2-storey modern extension which covers the entire rear garden and benefits from a rear access door onto Ormond Place. It is fitted out and utilised as a Health Studio currently.

No. 20 is made up of 2 floors of residential guest accommodation and also has a fully fitted kitchen / dining area, which fronts onto the River Liffey.

The entire property retains numerous period features and is fully operational as is. The building is accessible at both the quayside and to the rear entry from Ormond Place.

Schedule of Accommodation Gross Internal Area

No. 21 & Part No. 20	SQ M	SQ FT
Ground Floor	131.74	1,418.02
First Floor	131.74	1,418.02
Second Floor	127.58	1,373.31
Third Floor	129.55	1,394.50
Basement	55.58	598.30
Total - Entire	570.27	6,138.37
Site Area		172 SQ M / 0.017 Hectares

Price

POA

Title

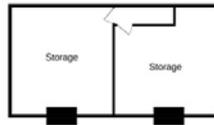
We understand that the property is held freehold.

Zoning

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 2016-2022.

Uses Permitted under Objective Z5 include; Bed & Breakfast, Amusement / Leisure, Education, Embassy, Hotel, Hostel, Guest House, Restaurant

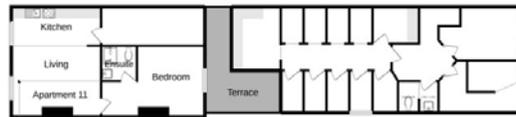
BASEMENT LEVEL



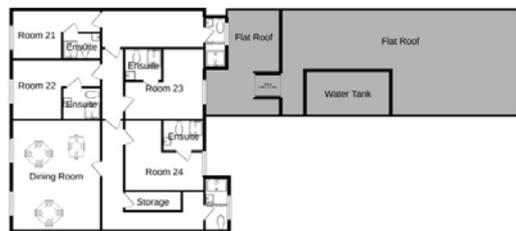
GROUND FLOOR



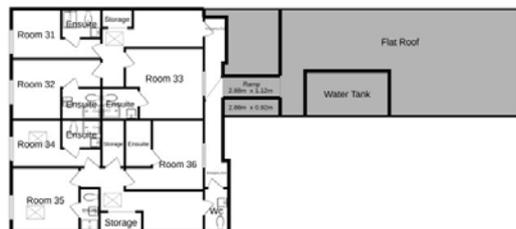
1ST FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BER Details

Exempt

Protected Structure numbers 6081 & 6082

Viewings

Strictly by appointment with sole selling agents.

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