

For Sale By Private Treaty



13 Capel Street

Dublin 1



Property Overview



Prime city centre location on an exceptionally busy thoroughfare



Highly accessible location with unrivalled connectivity, just 240 m from the Luas Station on Abbey Street



Mixed-use four storey over basement building, comprising ground level retail with residential overhead



Extends to approx. 3,691 sq ft



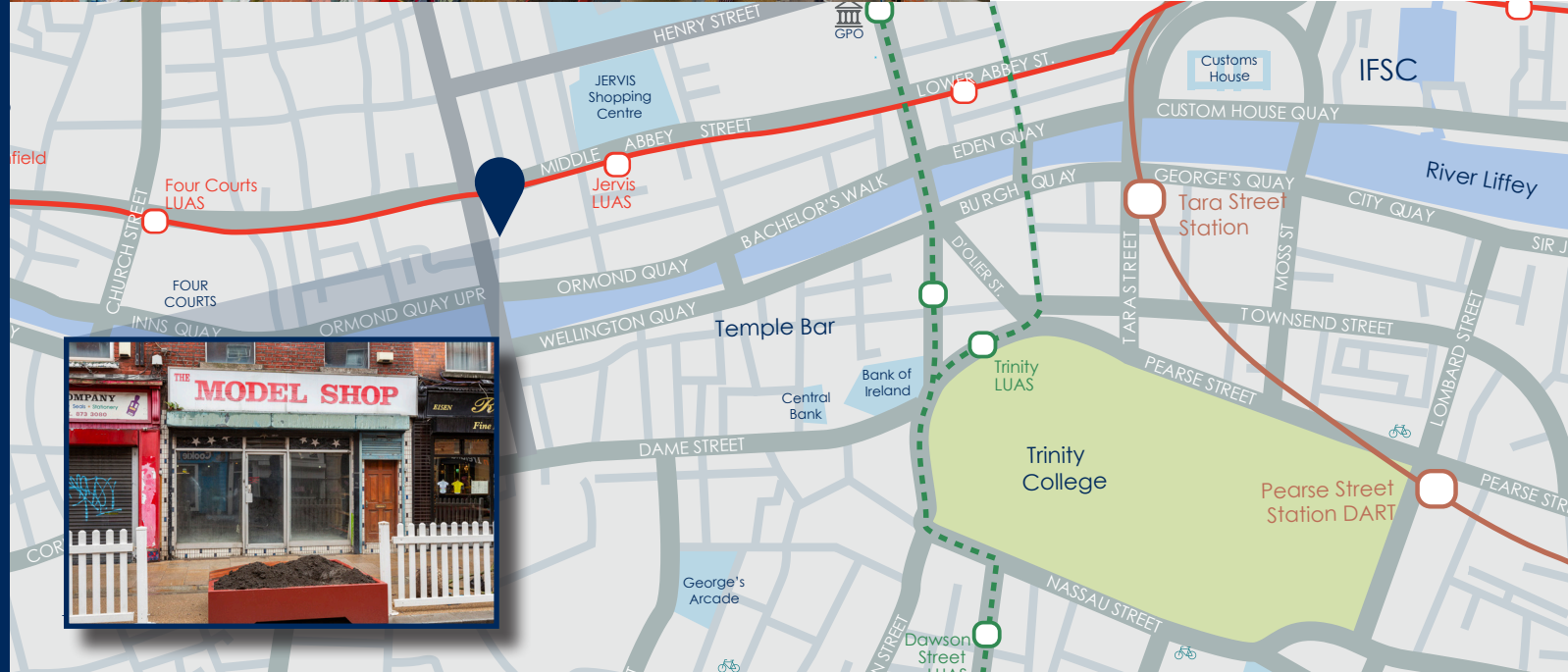
Available with Full Vacant Possession



Full planning permission for the conversion of the existing 4-bedroom dwelling on the upper floors into 3 no. 1-bedroom apartments



Potential eligibility for the Vacant Property Refurbishment Grant or the Repair and Leasing Scheme



Location

Positioned on the east side of Capel Street, between Abbey Street Upper and Strand Street Great, in the heart of Dublin's vibrant city centre. Capel Street is renowned for its dynamic mix of retail, dining, and residential offerings, making it one of the city's most sought-after locations for both business and living.

The area benefits from exceptional connectivity, with the Jervis Luas Red Line stop on Abbey Street providing seamless access across the city. This is an exceptionally busy thoroughfare that has broad appeal to a diverse range of occupiers and investors.

Description

The property is a mid-terrace, period building comprising four storeys over a basement with a two-storey storage facility to the rear.

The ground floor is laid out as a retail unit in shell and core condition, while the upper floors are in residential use and currently laid out as a 4 bedroom dwelling.

This versatile property presents a superb opportunity for investors and developers, benefiting from recent planning permission for conversion of the upper floors to three no. one bedroom apartments.

Accommodation Schedule

Description	Use	Sq M	Sq Ft
Basement	Store	59.93	645
Ground Floor	Retail	50.36	542
Ground Floor Rear	Store	26.41	284
First Floor Rear	Store	26.41	284
1 st Floor	Residential	59.93	645
2 nd Floor	Residential	59.93	645
3 rd Floor	Residential	59.93	645
Total		342.91	3,691

Floor areas are approximate, interested parties are expressly asked to satisfy themselves in relation to all areas.



Title

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

BER

Exempt

Viewings

Strictly by appointment with Colliers

Full Grant of Planning

Application reference: 3486/23- conversion of the existing 4-bedroom dwelling into 3 no. 1- bedroom apartments (with an apartment at first, second and third floor level) and associated internal modifications to first, second and third floor.

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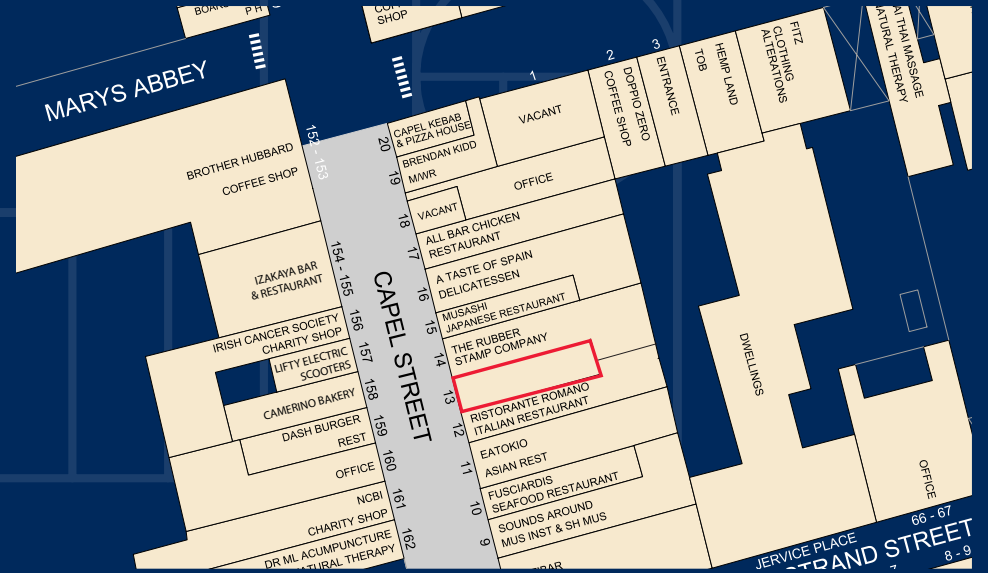
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*Red outline is for indicative purposes only



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