



Outline for the purpose of identification only

32 & 34 Liffey Street Lower, Dublin 1

For Sale by Private Treaty

Prime City Centre Freehold Retail/ Development Opportunity – Available With Full Vacant Possession



PSRA No: 002233

- Landmark north city centre retail parade
- Exceptionally high footfall thoroughfare, linking north and south city centre prime retail districts
- Immediately convenient to Temple Bar, Henry Street and Mary Street
- Significant development potential, subject to planning permission
- Both units available with full vacant possession

LOCATION

The subject properties occupy a prominent mid-terraced location on Liffey Street Lower, the dominant city centre thoroughfare connecting Dublin's north and south city centre retail, food, beverage and entertainment districts.

Abbey Street Red and O'Connell St Green Line Luas both operate within immediate proximity. The Liffey Street area should be further enhanced following the implementation of the proposed "Liffey Street Pedestrian Plaza" by Dublin City Council due for completion in late '20.

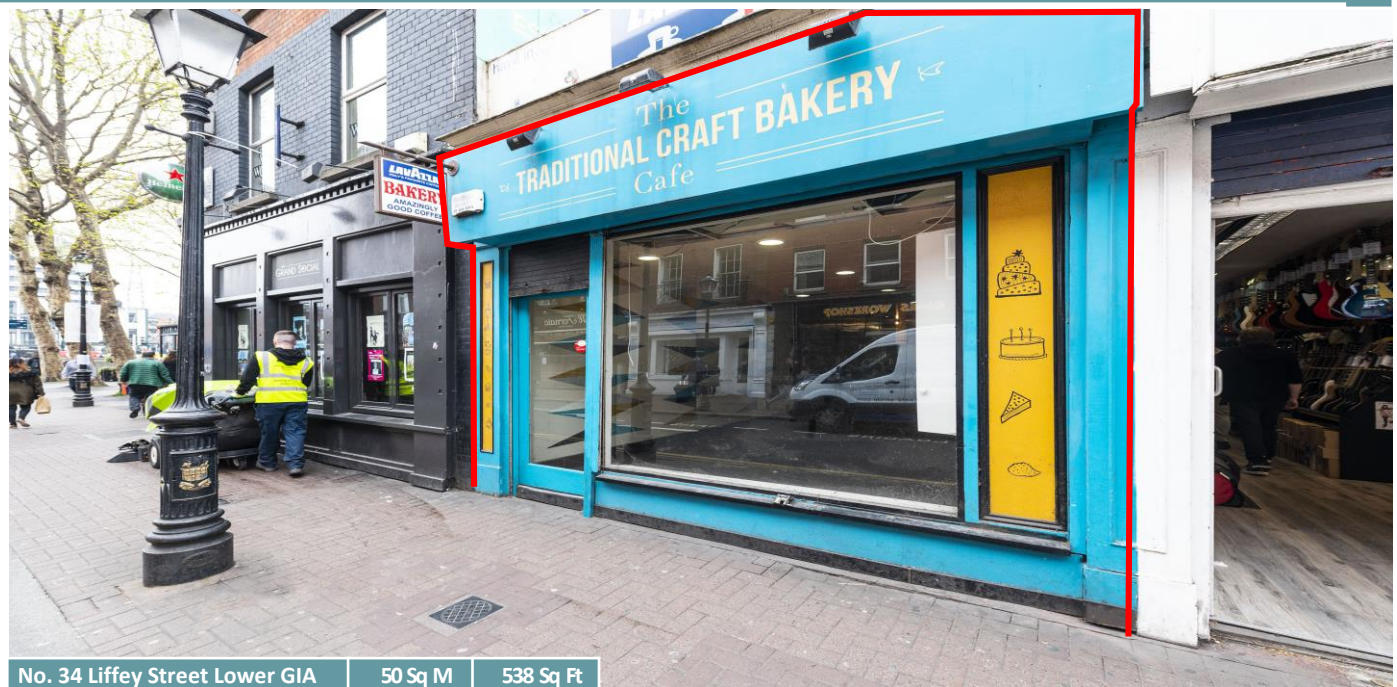
DESCRIPTION

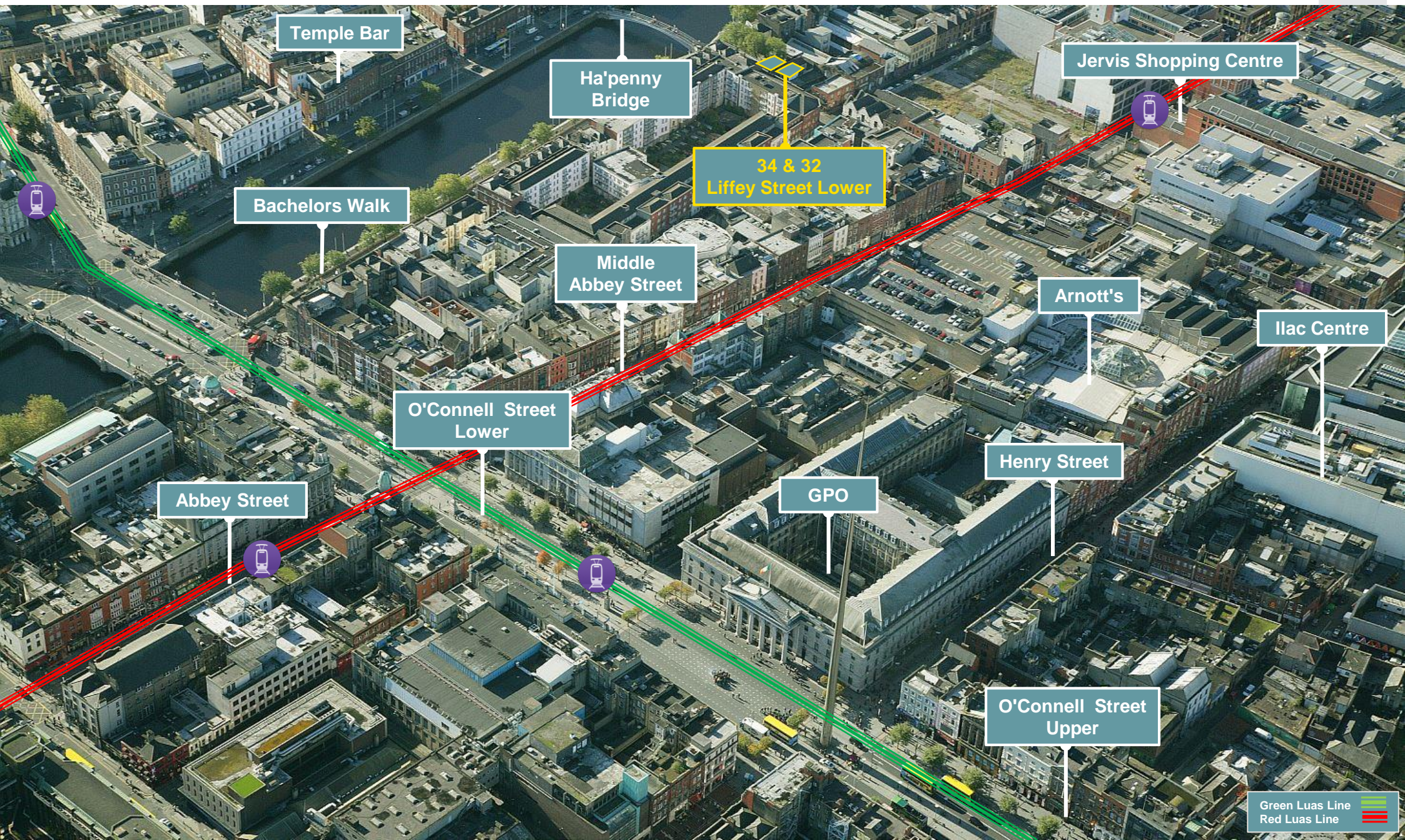
Each unit comprises a fully serviced, single storey retail unit, with feature glazed frontage directly on to Liffey Street Lower and prominent signage fascia.

ZONING

Both units are vacant and offer development potential, subject to planning permission.

The subject properties are zoned **Z5 City Centre (Mixed Use)** in the Dublin City Development Plan 2016-2022.







LOCATION MAP – For indicative purposes only

GUIDE PRICE

Guide for each property €850,000

VIEWING

All inspections are strictly by prior appointment

TITLE

Freehold

BER D1

BER D2

BER Rating

Reports available on request

CONTACT

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