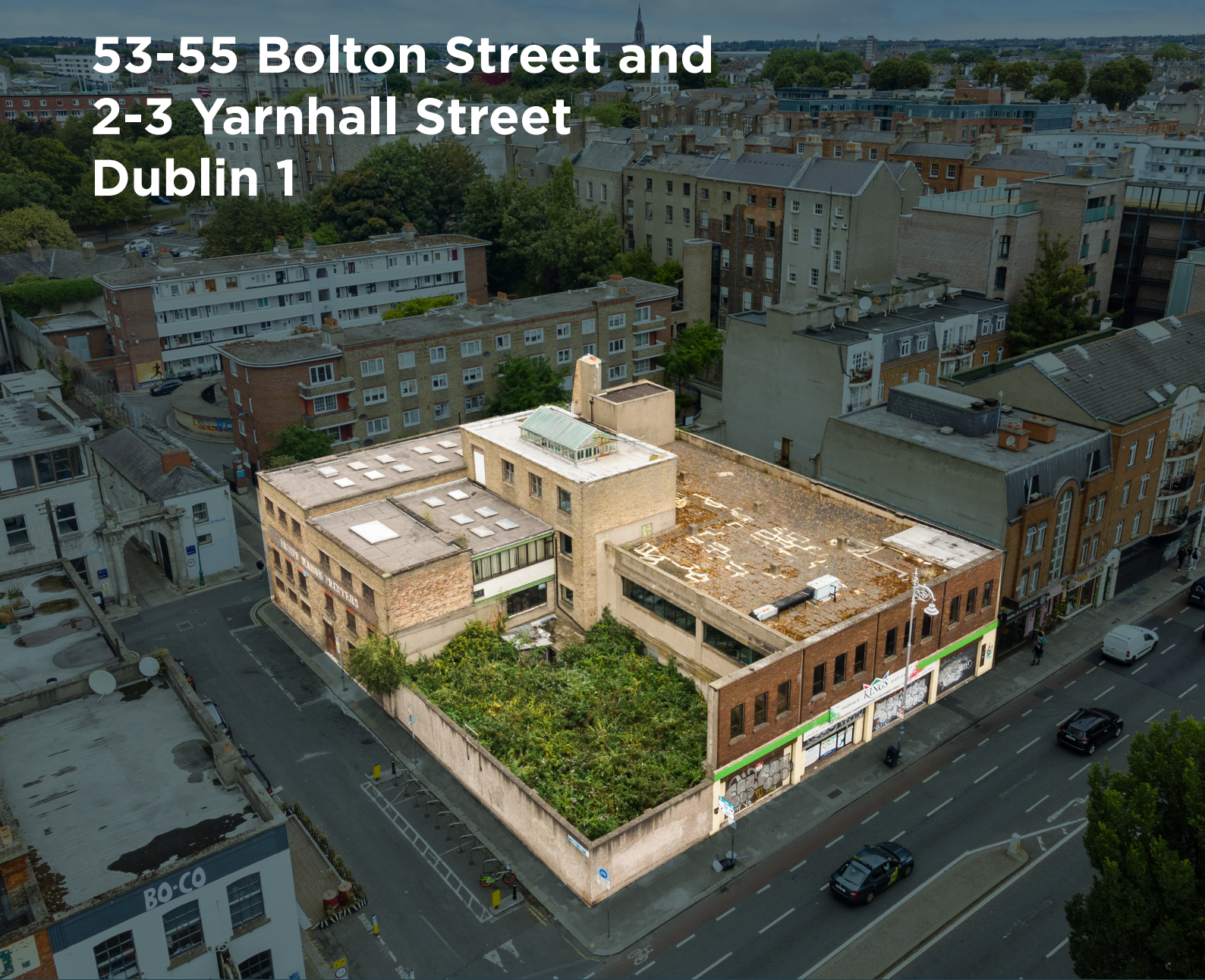


PRIME REDEVELOPMENT OPPORTUNITY

FOR SALE

**53-55 Bolton Street and
2-3 Yarnhall Street
Dublin 1**




Approx. 0.27 Acre-Zoned Z4

Suitable for commercial and residential uses. (spp)

**eoin
oneill**
PROPERTY ADVISERS

Property Overview

 Mixed-use site in Dublin city centre just 25m from Capel Street

 Site comprises two buildings and a vacant site for redevelopment

 Approx. 1,096 sq.m of redevelopment potential

 0.27Acre-Zoned Z4 suitable for Commercial & Residential

 Key Urban Villages Land-Use Zoning Objective Z4: To provide for & improve mixed-services facilities



1

53-54 Bolton Street Kings and Mahon Printing

- A two-story over basement building constructed in the mid-1980s with a brick front elevation.
- Extensive 17m frontage to Bolton Street with rear access via Henrietta Place.
- Currently in use as a Retail stationery shop with workshop/warehousing and storage on the ground floor, first floor, and basement levels.
- Facilities include staff toilets, kitchen area, rear yard loading bay and lift.
- **Total accommodation approx. 1,248 sq.m**



2

2/3 Yarnhall Street Ardif Mahon Building

- This cut stone building is arranged over three floors with a set back 4th floor.
- Formerly a print works dating from the late 1920's.
- Connected to 54 Bolton Street at ground, first, and second floors.
- Currently unoccupied and in need of refurbishment and modernisation.
- Protected Structure: Listed on Dublin City Council's record of protected structures. Brick facade of printing works; stone facade of same warehouse on Henrietta Place. RPS Ref no. 8664.
- **Total accommodation approx. 972.7 sq.m**



3

55 Bolton Street Vacant Site

- Located on the corner of Bolton Street and Yarnhall Street, adjoining the Kings and Ardif Mahon Print buildings.
- 13m of frontage to Bolton Street and 18m to Yarnhall Street.
- **Approximately 201 sq.m.**

Total Site Area:

The entire site spans approximately 1,096 sq.m / 0.1096 Hectares / 0.27 Acres.



Location

Prime Dublin City Centre Location

Situated in the north of Dublin city centre at the corner of Bolton Street and Yarnhall Street, just 25 meters from Capel Street.

Vibrant Surroundings

The area has a dynamic mix of commercial, educational, hospitality, retail, and residential buildings. TUD Bolton Street is directly across from the property. The area has seen some extensive redevelopment in recent years, including a number of Student accommodation developments.

Excellent Amenities & Transport

The location offers a wide range of cafés, restaurants, shopping, cultural, and leisure amenities. Easy access to the LUAS, numerous bus services, and the AIRCOACH.

KEY NEARBY LANDMARKS



Kings Inn



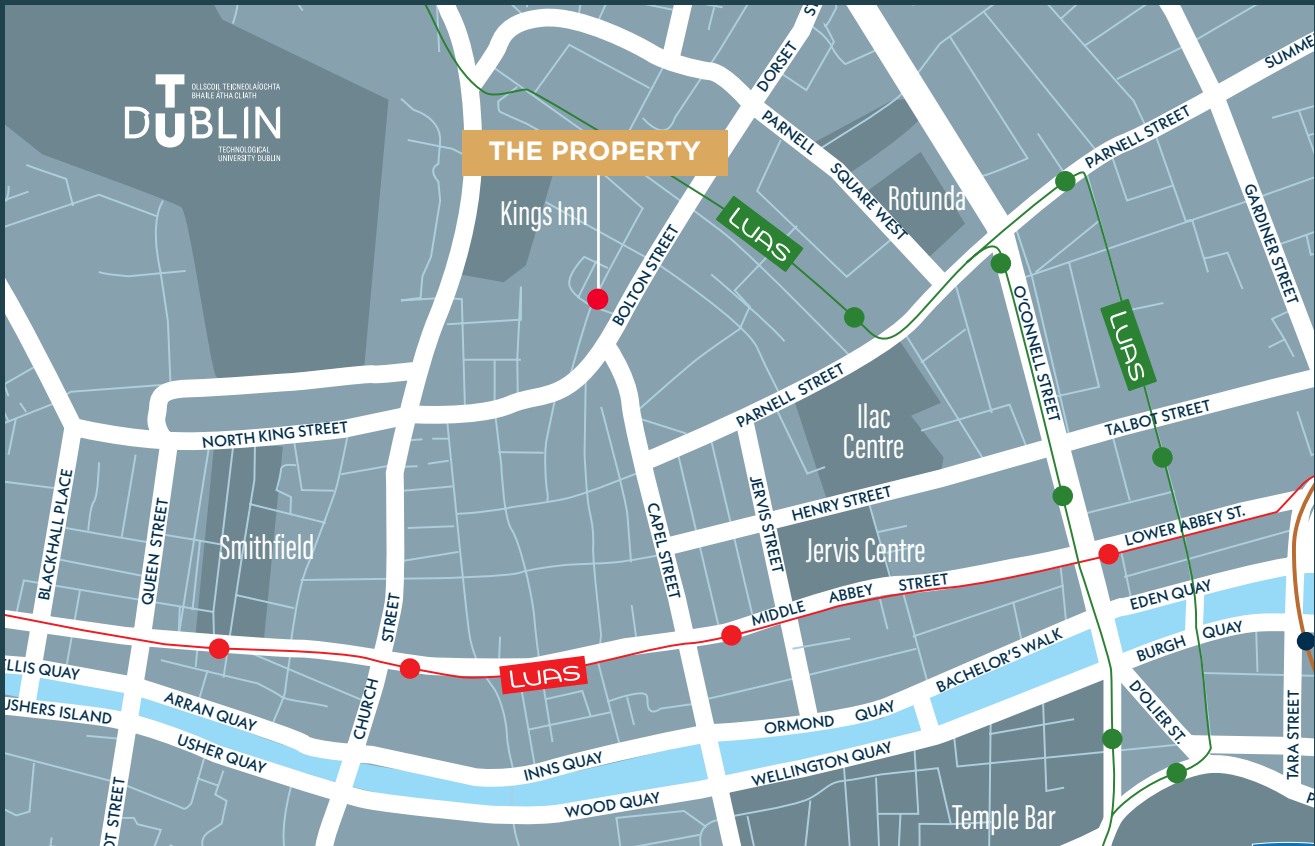
TUD Campus at Grangegorman



The Mater & Rotunda Hospitals



Jervis Street Ilac & Shopping Centres



Zone Z4 Permissible Uses

This prime Dublin city centre site offers substantial redevelopment potential, with flexibility for a range of commercial, residential, and mixed-use opportunities, subject to planning permissions.

A wide variety of potential uses including but not limited to:

- Residential
- Student Accommodation
- Retail
- Office
- Cultural/Recreational
- Hotel
- Medical/Consultancy
- Light Industry
- Educational and Civic uses
- Restaurants and more

Further information

Viewing

Strictly by appointment with the sole selling agent.

BER Rating



Selling Agents



41 Donnybrook Road,
Donnybrook,
Dublin 4,
D04 T8X2
PSRA Number 001562

t: 01 660 0333
e: eoin@eoneill.ie
www.eoneill.ie

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