



FOR SALE BY PRIVATE TREATY

30 Church Street, Howth, Co. Dublin

Commercial Investment Opportunity



LOCATION

This property is superbly located adjacent to St Mary's Abbey at 30 Church Street in the idyllic village of Howth, in North County Dublin. Church Street itself links the main thoroughfare of Harbour Road with Abbey Street in the heart of Howth Village. The location boasts magnificent views over Howth Harbour taking in Howth Marina and extending out over Ireland's Eye and Lambay Island.

The picturesque suburb of Howth has long been an attraction for both tourists and city residents looking to leave the bustle of the city in exchange of the peaceful enjoyment of the seaside village.

As with many seaside villages Howth benefits from amenities such as the Yacht marina which includes Howth Yacht Club and Howth Sailing & Boating Club. Other local amenities include, Howth Castle, The National Transport Museum, The Stunning Cliff Walk, Martello Tower & Burrow Beach. Local activities include fishing and angling trips, Dublin Bay Cruises, or golf outings in either of the two courses located in the area.

The village benefits from a host of cafes, pubs, eateries and hosts a farmers & fish market each Sunday. Howth is well served by public transport including the DART at Howth Station, which is within 1km from the property. Howth also benefits from a QBC connecting the Village with Dublin City Centre.

DESCRIPTION

The quality and potential of the building is immediately evident as one steps into the ground floor with its exposed brick/stonework, open fireplaces and ornate features. Originally a tavern, this magnificent building still retains many of the old world features within the main structure. The building underwent major renovations during the 1990's which included a substantial extension being added to the original building. Structurally the building has concrete floors throughout with the ground and 1st floors finished out with solid timber floor covering. The lower ground floor is finished in tile throughout.

The property extends to c. 364 sq.m (3918 sq.ft) with the ground floor of the property consisting of an entrance porch, reception area, open plan seating area, kitchen area and toilet facilities. The exposed brick/stonework, exposed timber ceiling beams, timber floors and open fire places give this space a warm rustic feel.

A stairwell leads from the ground floor to the first floor area which consists of an open plan seating area and kitchen facilities. Here again the old world rustic charm is evident by way of the stone fire place, solid fuel stove and ornate timber roof trusses.

Both the ground floor and first floor benefit from the spectacular views from the north east facing gable overlooking Howth Harbour, Irelands Eye and Lambay Island.

The lower ground floor is accessed via a stairwell leading from the ground floor. The lower ground floor of the building houses the main kitchen area and staff toilets. An exit door leads down steps to a small rear courtyard which leads, via a laneway, on to Abbey Street. Two goods stores are also accessible from the courtyard.





FEATURES

- Excellent Investment Opportunity
- Property available with vacant possession
- Superb elevated location overlooking Howth Village & Harbour.
- Property will appeal to both Investors and Specialised Occupiers.
- Popular location for tourists and locals.
- Significant opportunity for long term capital growth.

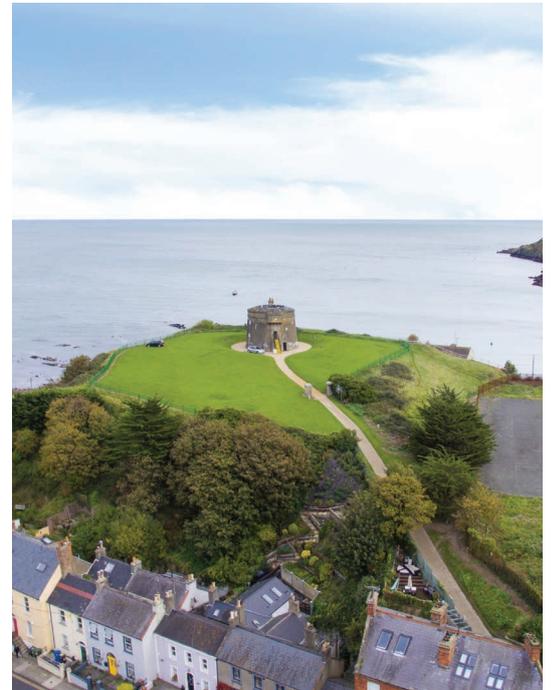
BER DETAILS

BER RATING: D2

BER No: 800255291

Energy Performance Indicator: 1136.82 kWh/m2/yr

GUIDE PRICE: €875,000





FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG.
For further information please contact:

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