



For Sale By Private Treaty

Redevelopment / Refurbishment
Opportunity

36 - 37

**HARRINGTON STREET &
ARCHBISHOP BYRNE HALL,
SYNGE STREET**

DUBLIN 8



IFSC

Pearse Station

Dublin Docklands

Grand Canal Dock

St Stephen's Green

Iveagh Gardens

Harcourt LUAS

Highlights



Substantial three storey over basement, end of terrace building together with an additional single storey building known as Archbishop Byrne Hall.



Site extends to approx. 0.23 acres / 0.093 hectares with development potential (SPP)



Building extends to approx. 986 sq. m. / 10,616 sq. ft. (NIA)



The building is suitable for a variety of uses including hotel, medical consultancy, education (SPP).



150m from the intersection of Camden Street Upper, Harrington Street and Harcourt Road.



For sale with vacant possession

St Kevin's Church

Camden St

Harrington St

Synge St

South Circular Rd



Location

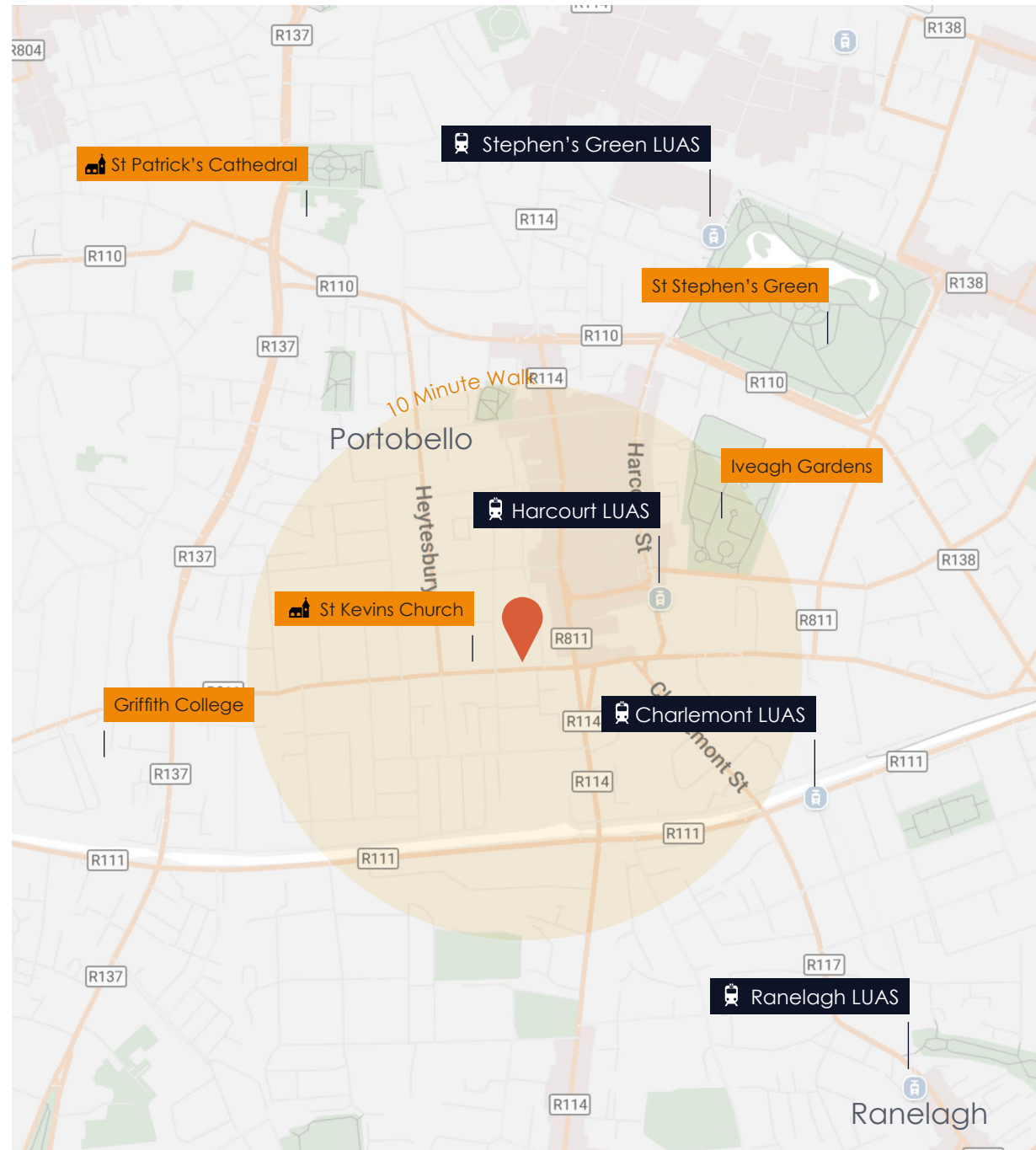
Extensive Frontage on Synge Street & Harrington Street

Located in vibrant Portobello, Harrington Street is a distinguished treelined Dublin 8 road linking South Circular Road to busy Camden Street, it is a hugely sought-after address in the heart of Portobello yet on the doorstep of the city centre.

Just minutes from St. Stephen's Green and Grafton Street, the property also benefits from excellent public transport links. The area is well served by a host of public transport facilities including the LUAS Green line at Charlemont Place and Harcourt Street, the DART at Pearse Street, Dublin Bikes and numerous Dublin Bus routes. The immediate area of Camden Street and Harcourt Street provide for an array of bars, restaurants and cafes including Delahunt, The Bleeding Horse, Brother Hubbard and Cassidy's, to name just a few. Its prime location makes it ideal for residential or commercial development. On-street metered parking is available directly outside the property on Synge Street.

Zoning

The property is zoned Z1 "To protect, provide and improve residential amenities" - substantial residential neighbourhoods under the Dublin City Council Development Plan 2022-2028 which allows for a variety of uses including residential, hotel, education, community facilities and medical. It is also worth noting that the property is not listed as a protected structure.



Description

Substantial Redevelopment / Refurbishment Opportunity

36-37 Harrington Street spans across four floors and includes features such as high ceilings and sash windows. The property can be independently accessed on Synge Street via the main door and via Archbishop Byrne Hall. The main building provides spacious rooms which have served a variety of purposes. WC / WHB facilities are offered throughout the building and property offers ample natural light.

Internally, the property requires refurbishment and offers considerable scope for reconfiguration modernisation or redevelopment potential. The building interconnects at Basement level and Archbishop Byrne Hall can be accessed from Synge Street. The property includes a large hall with stage facilities, which can be adapted for community use, events, etc.

36-37 Harrington Street presents a unique opportunity for developers to restore and repurpose this grand building, either as a commercial space or a residential conversion, subject to planning permissions.





Accommodation Schedule

36-37 HARRINGTON STREET

Floor	NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)
Basement	113	1,216	162	1,744
Ground Floor	149	1,607	218	2,267
First Floor	116	1,257	156	1,687
Second Floor	106	1,135	125	1,347
Total	484	5,215	661	7,045

ARCHBISHOP BYRNE HALL, SYNGE STREET

Floor	NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)
Hall & Stage	457	4,919	457	4,919
Basement	45	481	45	481
Total	502	5,400	500	5,400

Approximate floor areas of the building. Intending purchasers should satisfy themselves as to their accuracy.

SITE AREA

Approx 0.23 acres / 0.093 hectares



BER Number
801023334

Energy Performance Indicator
537.45 kWh/m²/yr
2.65

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