

**FOR SALE** BY PRIVATE TREATY

**I33**

James's Street

DUBLIN 8

**City Centre Infill Development  
Opportunity**



■ **F.P.P. for 3x1 Bed apartments and café unit.**  
Planning No. – 2203/16.

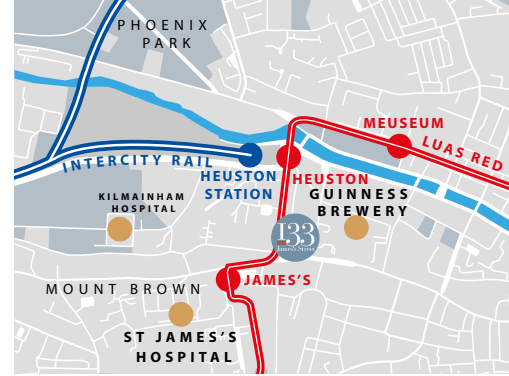
▲ Artists' Impression

**MM**  
Murphy Mulhall



## Location

The subject property is located on James's Street on the corner of Steevens Lane. It is located directly beside the new Pearse Lyons Distillery in the former St James's Church, the Guinness Storehouse one of Ireland's most popular tourist attractions and Marsh's Library, the oldest public library in Ireland are other notable tourist attractions within the vicinity. St James's hospital and St Patrick's Hospital are also in close proximity to 133 James's Street.



## Property Description

The subject property comprises a three storey over basement period building in need of complete refurbishment. Planning permission has been granted for 3x1 bedroom dual aspect apartments on the first, second and third floors with a café at ground and basement level. A Fire Safety certificate has been granted for the permitted proposal. The building is not a listed protected structure and is currently unoccupied.

The property is located within an area zoned Z4: "To provide and improve mixed-service facilities" and is within a Strategic Development and Regeneration area – SDRA 16 in the Dublin City Development Plan 2016-2022.



▲ Artists' Impression

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▲ Heuston Intercity, Commuter Station and Luas Stop

## Accommodation Schedule

Floor	Size Sq.m	Size Sq.ft
Basement	62	667
Ground	48	517
First	58	517
Second	58	517
Third	51	549
<b>Total</b>	<b>277</b>	<b>2,767</b>

## Transport Links

The Red Luas line runs adjacent to the subject property. The Luas stops at St James's Hospital and Heuston station are both within short walking distance. Dublin Bus routes 13, 69n and the 123 are all direct routes to James's Street. Nitelink bus routes to the James's St area include the 25n, 67n and the 69n.

## Title

Freehold / Long leasehold

## Price

Guide €450,000



**01 634 0300**

PSRA 003754

## Viewing

Strictly by appointment

## Contact

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