

FOR SALE
WITH VACANT POSSESSION

12

Pembroke Road

Ballsbridge, Dublin 4

Colliers



Three storey over basement mid-terraced Victorian building



Located in one of Dublin's most desirable locations between Baggot Street and Ballsbridge



Extends to 2,284 sq ft NIA / 3,127 sq ft GIA



Formally in commercial and residential uses



Suitable for a private residence and / or office (SPP)



LOCATION

No. 12 is located on Pembroke Road, Ballsbridge, Dublin 4 which adjoins Upper Baggot Street and just a 10-minute walk from Ballsbridge. The property is located close to a host of high end café's, restaurants and hotel's including The Dylan Hotel, Searsons, Angelina's, and Roly's.

The immediate area is home to several well-known International occupiers including Bank of Ireland, Amazon and Sky. Furthermore, the property is located within the Embassy belt, nearby Embassies include the United Arab Emirates and United States.

Pembroke Road provides for a mix of family homes, luxurious new and period apartments together with offices, accordingly No 12 can be easily adapted to suit the desired use.

TRANSPORT LINKS



LUAS

The LUAS green line at Charlemont / St Stephens Green



DART

The DART at Grand Canal Dock and Lansdowne Road



BIKES

Dublin Bikes stations nearby on Wilton Terrace and Herbert Place



CAR

Ample on-street meter parking available on Pembroke Road



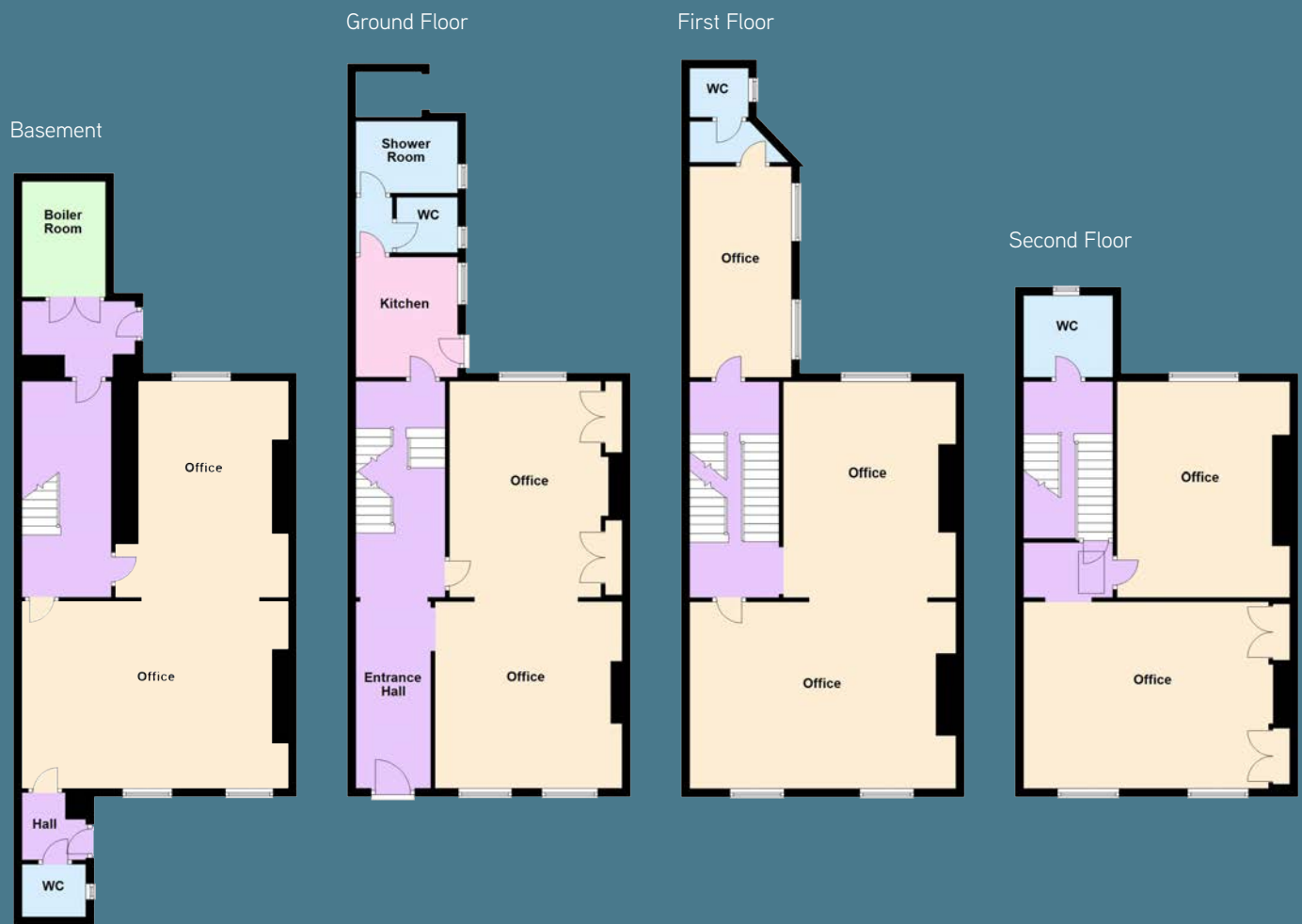
BUS

Numerous Dublin bus routes serving the City and Suburbs including the 18,37,4,7 and the 7A



FLOOR	SQ FT GIA	SQ FT NIA
Lower Ground Floor	749.06	534.66
Hall Floor	843.34	575.27
First Floor	852.48	650.98
Second Floor	681.89	522.95
Total	3,127	2,284





TITLE

Freehold Title
(As advised by receiver)

BER EXEMPT

The property is listed as a Protected Structure under the DCC record of Protected Structures

2021 RATES

Basement & First Floor - €3,685

SELLING AGENTS

COLIN O'SHEA

Colliers
colin.oshea@colliers.com
Tel: +353 (1) 633 3773

AOIFE MURRAY

Colliers
aoife.murray@colliers.com
Tel: +353 (1) 633 3718

SOLICITOR

DARIO DI MURRO

OSM Partners
87 Harcourt Street Dublin 2

PSRA Licence Number 001223

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