

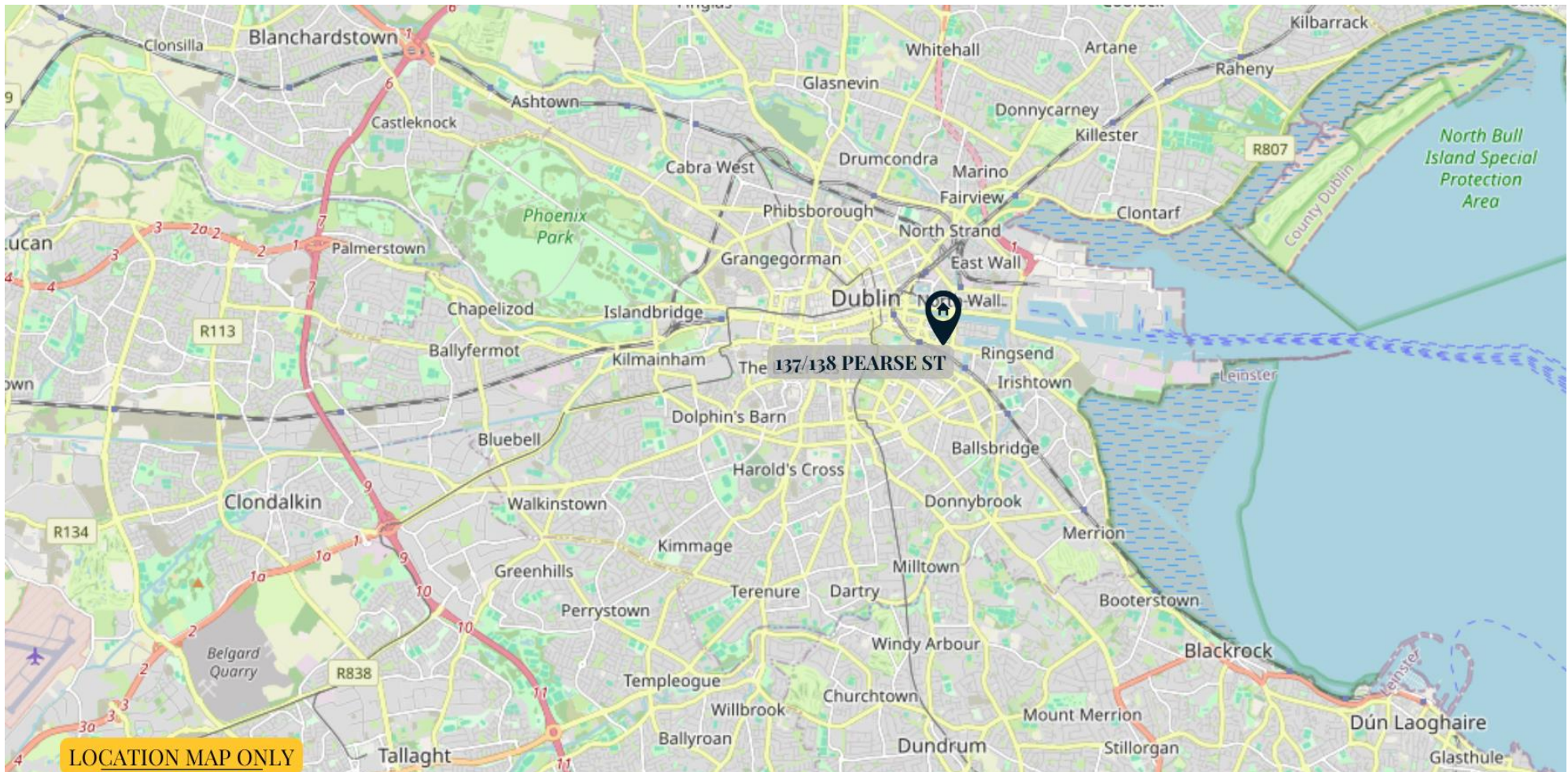
**137/138 PEARSE STREET**  
**TWO STORY PREMISES C. 266 SQ.MT**  
Dublin 2 | D02 K793





# LOCATION

J.P. & M. Doyle are delighted to present No. 137/138. The property is situated in a prominent position on Pearse Street, within walking distance of all amenities available that Dublin has to offer, with a wide selection of bars restaurants, shops etc. nearby. The Green LUAS line stop Green is a short distance from the property providing a connection between Dublin City Centre and both North and South suburbs and Pearse DART Station is 400m away. There are also a number of high frequency bus routes nearby. This property comes to market with vacant possession and would suit investors, owner occupiers & developers.



# DESCRIPTION

No. 137/138 comprises of a mid-terraced building with commercial/ Retail accommodation at ground floor level and offices at First Floor with separate own door access off Pearse Street. The property has good frontage to Pearse Street and has access and good road frontage to the rear from Erne Terrace. The overall building extends to c 266 Square Metres/ 2,863 Square Feet and is being sold with vacant possession.

## Refurbishment Potential (Subject To Planning Permission)

The property is in a prime location for a range of potential uses, either a mix of commercial and residential use with refurbishment or possible development of the overall property allowing for the extra height of the adjoining properties.

## Features:

- Prime Dublin City location.
- \_ Vacant Possession.
- Suitable for a variety of users/occupiers.
- Direct access to shops,
- \_ Transport (LUAS Bus & DART), entertainment and amenity space Bus stop directly outside door..
- Walking distance to Trinity College, St Stephens Green, Bord Gáis Theatre & Holles Street Hospital.

## Accommodation:

### Ground Floor:

C. 155 Square Metres laid out in multiple rooms with toilets & a reception area (Formerly used as escape rooms and butcher shop).

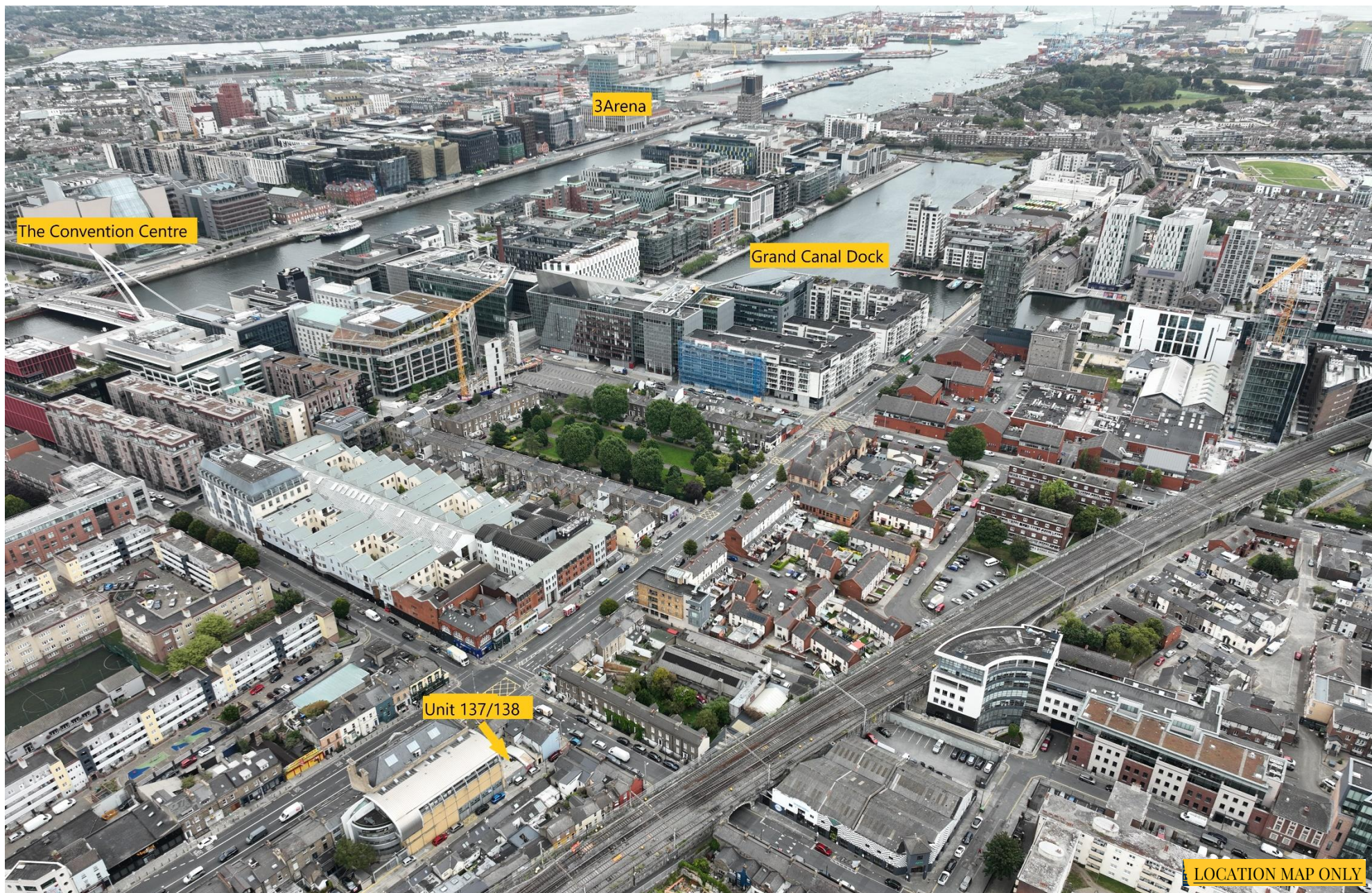
### First Floor:

C. 106 square metres laid out in kitchen, bathroom and three offices with separate access from the street.









LOCATION MAP ONLY















**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:**  
**€650,000**

**BER:**

**BER D1** GROUND FLOOR

**BER E2** FIRST FLOOR

**J. P. & M. Doyle Ltd.**

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