

FOR SALE

32

MOUNT STREET UPPER

32 MOUNT STREET UPPER & MEWS
Dublin 2

32

MOUNT STREET UPPER

32 MOUNT STREET UPPER OFFERS A **GREAT OPPORTUNITY** TO PURCHASE AN OWN-DOOR, END OF TERRACE, FOUR STOREY OVER BASEMENT PERIOD BUILDING WITH A TWO-STOREY MEWS LOCATED TO THE REAR, IN THE **HEART OF DUBLIN CITY**.

32 Mount Street Upper comprises a four storey over basement period building extending to approximately 4,366 sq. ft. and is currently vacant having previously been in office use. There is a two-storey mews to the rear extending approximately 887 sq. ft. The property retains authentic decorative features including fireplaces, cornicing, and sliding sash windows.

There are approx. 4-5 car spaces to the rear between the main building and mews accessed via Stephen's Place.



GEORGIAN BUILDING
WITH REAR MEWS SITE



ENTIRE EXTENDS TO
APPROXIMATELY 488 SQ. M.
(5,253 SQ. FT.) NIA.



EXCELLENT CBD
LOCATION



FOR SALE WITH
VACANT POSSESSION



NEARBY PUBLIC
TRANSPORT LINKS





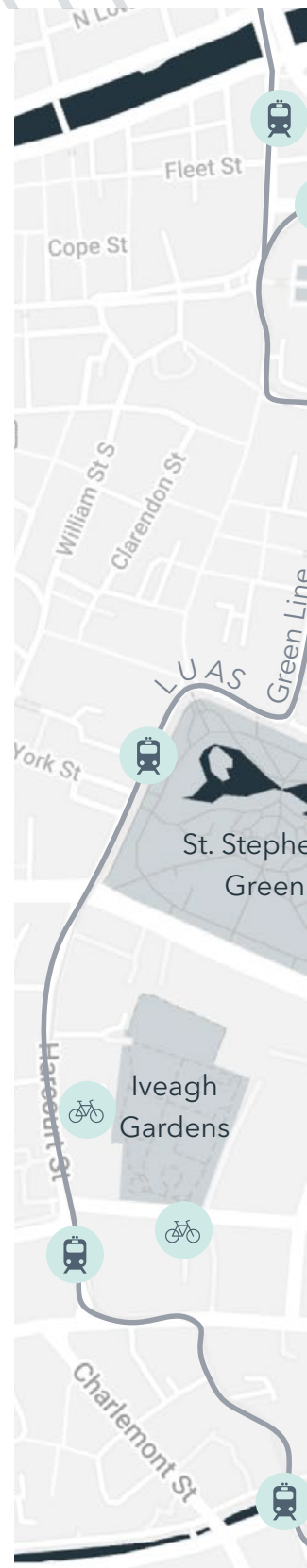
PERFECTLY LOCATED

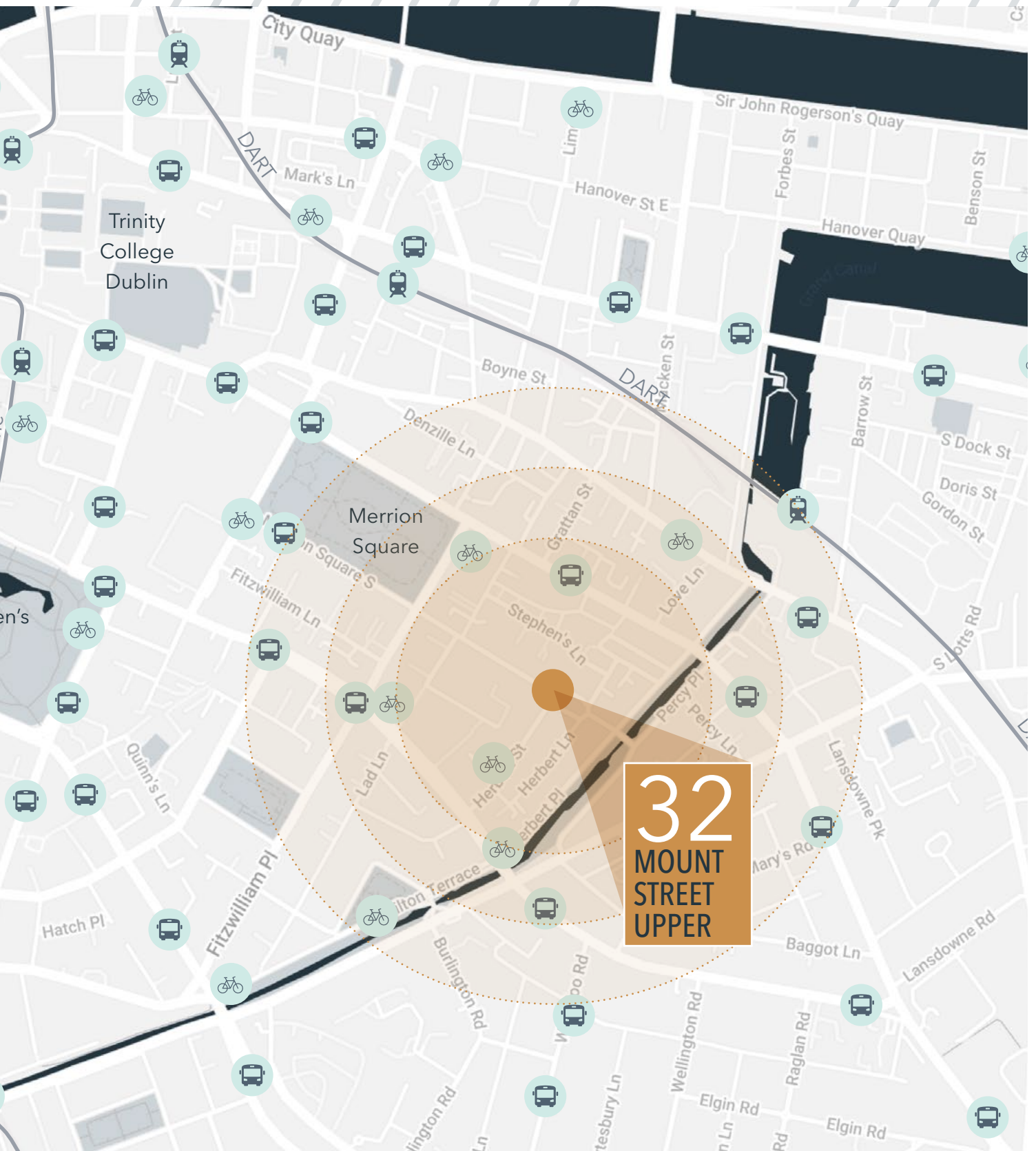
Situated on the intersection of Mount Street Upper and Herbert Street, 32 Mount Street Upper is well located in the heart of Dublin City Centre, a stone's throw from Merrion Square, St. Stephen's Green and the Grand Canal.

The property is situated within proximity to key public transport links including the DART at Grand Canal Station, the LUAS Green Line at St. Stephen's Green, and a wide variety of Dublin Bus routes to other parts of the city.

Nearby global office occupiers include LinkedIn, Google and Twitter. The surrounding area also benefits from a host of amenities such as restaurants, cafés, convenience and grocery stores within walking distance from the property.

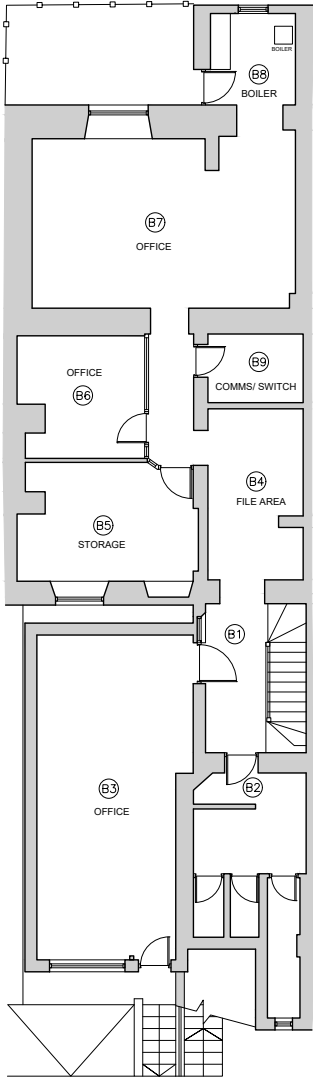
-  DART STATIONS
-  LUAS STOPS
-  DUBLIN BUS STOPS
-  DUBLIN BIKES



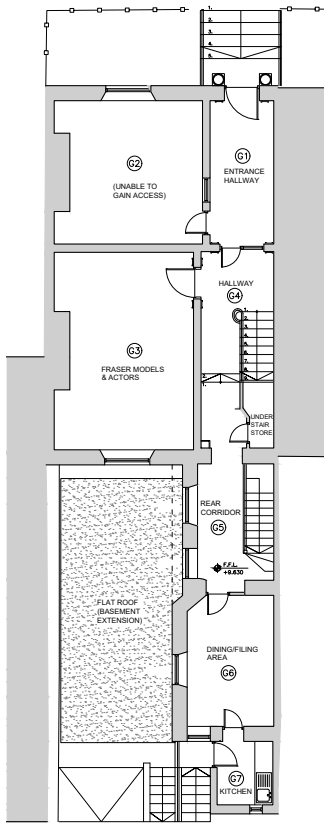


FLOOR PLANS

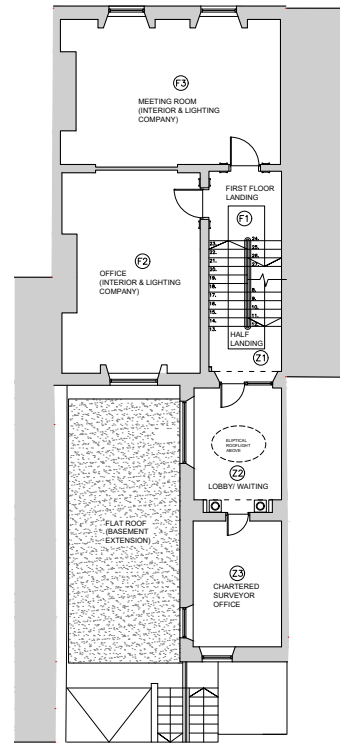
Basement



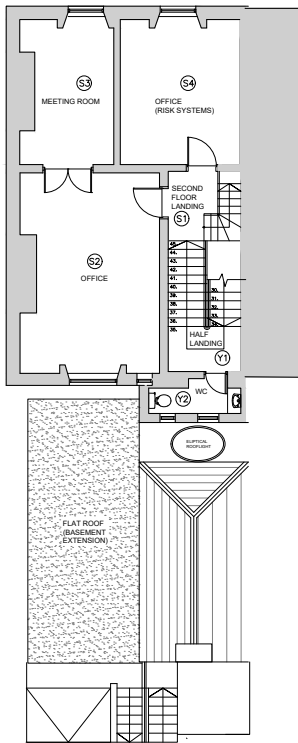
Ground Floor



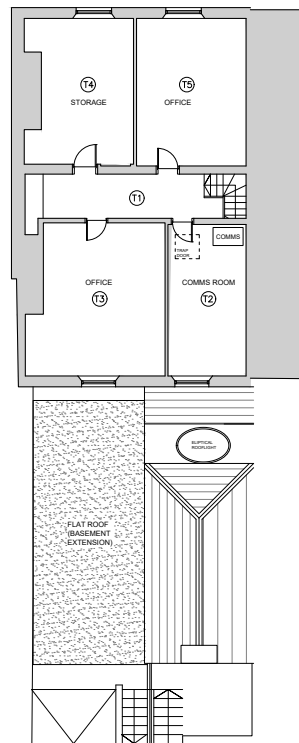
First Floor



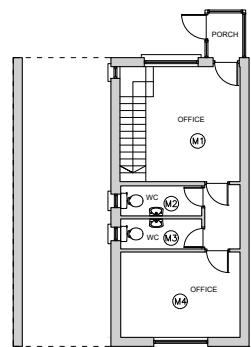
Second Floor



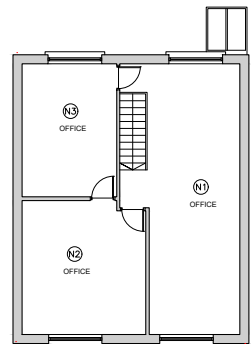
Third Floor



Ground Floor Mews



First Floor Mews



Accommodation:

32 Mount Street Upper

	Sq Ft	Sq M
Basement	1,123	104
Ground Floor	845	79
First Floor	946	88
Second Floor	683	64
Third Floor	769	71

Mews

	Sq Ft	Sq M
Rear Mews	887	82.40



Planning Permission:

The property has full planning permission from Dublin City Council as of 27th August 2018 to “replace the existing 30 sq.m. sub-standard, single storey prefabricated structure at basement level” with a “new 30 sq.m. single storey extension”, “change the use of the two-storey mews from office use to dwelling house” and allow for “the construction of a new single storey extension to the rear of the building”.

[Planning Reference Number: 2293/18 - CLICK HERE](#)

Title:

We understand the property is held freehold

BER Details:

BER Exempt

Price:

Upon Application

Contact:

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