

FOR SALE BY PRIVATE TREATY

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MOREHAMPTON RD

DONNYBROOK DUBLIN 4





INVESTMENT SUMMARY

- Excellent opportunity to acquire a landmark property in the heart of Donnybrook
- Floor area of approx 315 sqm / 3,391 sqft
- Benefit of vacant possession
- Large garden of approx. 80ft to the rear



LOCATION



Morehampton Road is a bustling commercial and residential thoroughfare in the heart of Donnybrook Village. It is a wonderful high-profile location with a huge volume of vehicular and pedestrian traffic passing each day. The property is a modern build and is located almost equidistant between the junctions with Marlborough Road and Mount Eden Road on the southwestern side of Morehampton Road. The area is very well served by public transport with the QBC on the doorstep, LUAS stops at both Ranelagh and Beechwood and the DART at Lansdowne Road.

Adjoining occupiers include Donnybrook Fair, Terroirs, The Butlers Pantry, The Grafton Barber, Nourish, Juice + Coffee and Pure Pharmacy to name a few.

Herbert Park, one of the country's finest parks, is nearby with its tree lined walks, tennis courts, playing pitches and children's playground. There are also numerous café's, bars and restaurants within walking distance.

TOWN PLANNING

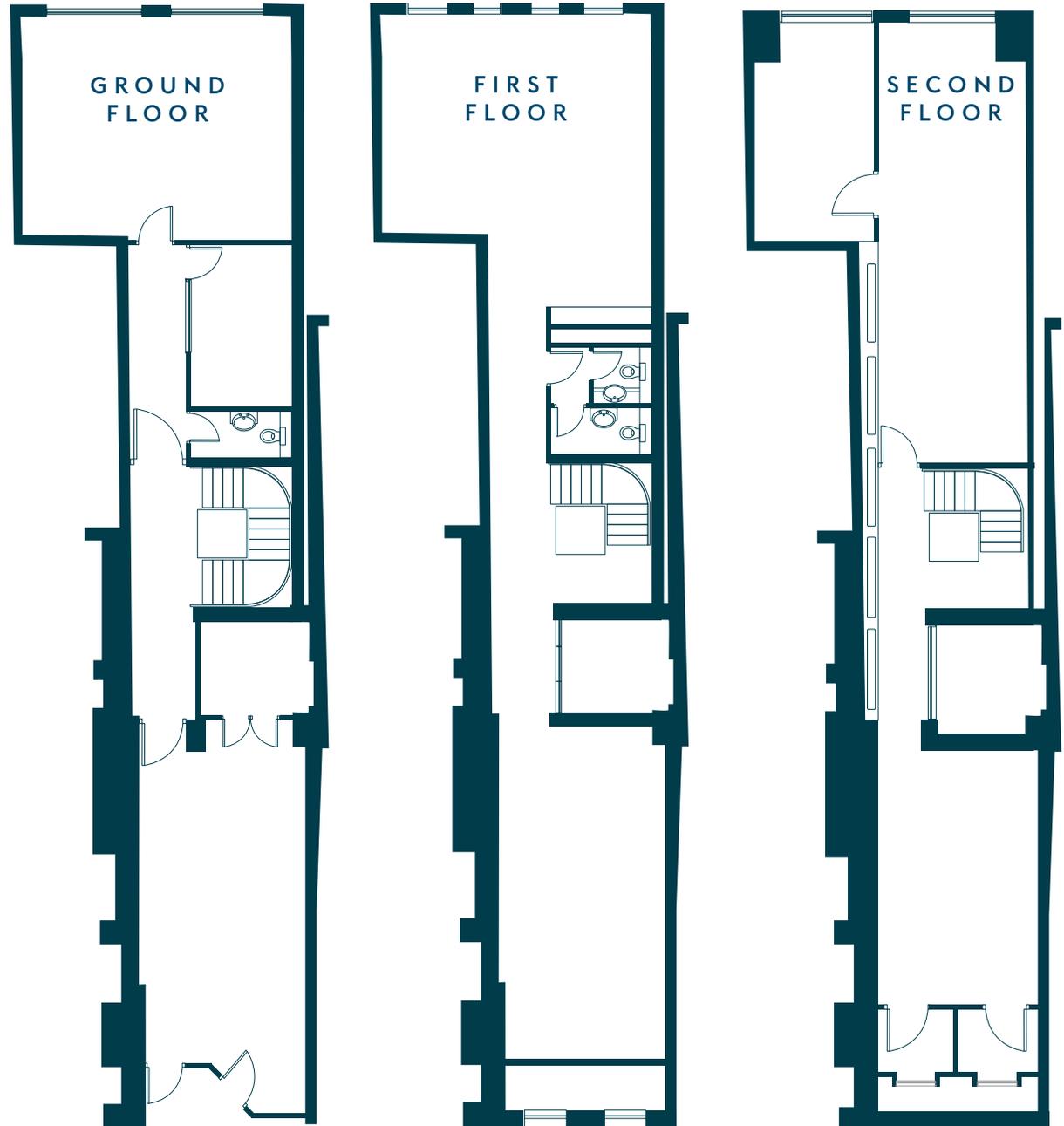
Under the Dublin City Development Plan 2022 – 2028 the property is zoned Z4, Key Urban Villages / Urban Villages which provides for a host of commercial uses including medical, office, shop and restaurant uses to name a few.

DESCRIPTION

The subject property comprises a purpose built three storey mid-terrace commercial building with an extensive garden to the rear. The property has potential for a wide variety of uses such as retail, showrooms, offices, consultant's rooms, design houses, etc.

The property has frontage of approximately 4 metres onto Morehampton Road and includes a number of architectural features such as a full height central atrium with a landscaped courtyard, which allows natural light to the building. There is also a double height entrance area providing a light filled space on entry to the building. The garden to the rear provides for future development / expansion potential.

The accommodation provides for a bright and comfortable environment for its occupants. It is currently laid out as retail and office space however the space is flexible and lends itself to multiple configurations, both open plan or cellular.



TERMS

For sale by Private Treaty



TITLE

Freehold

VIEWINGS

By appointment with the selling agent

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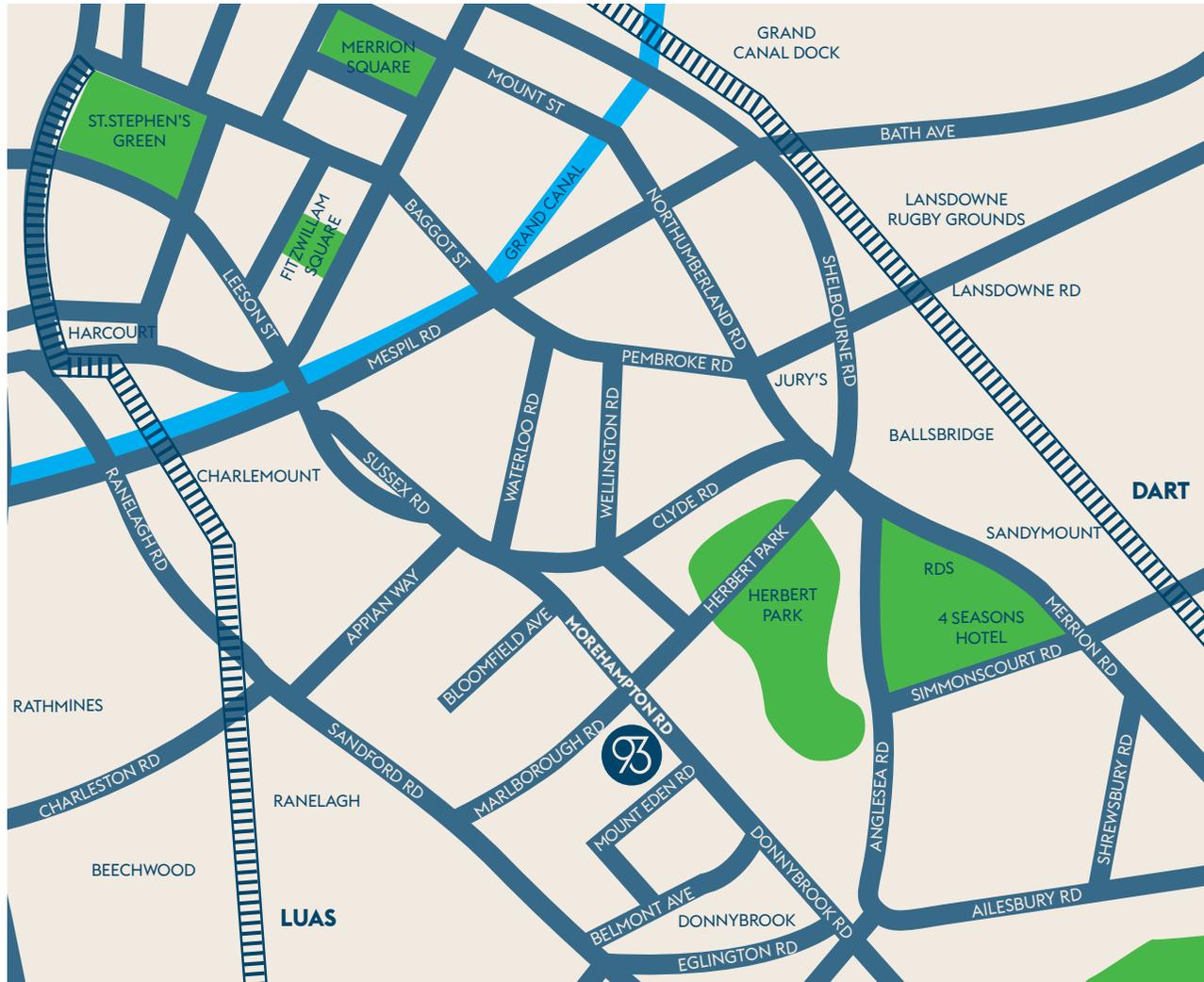
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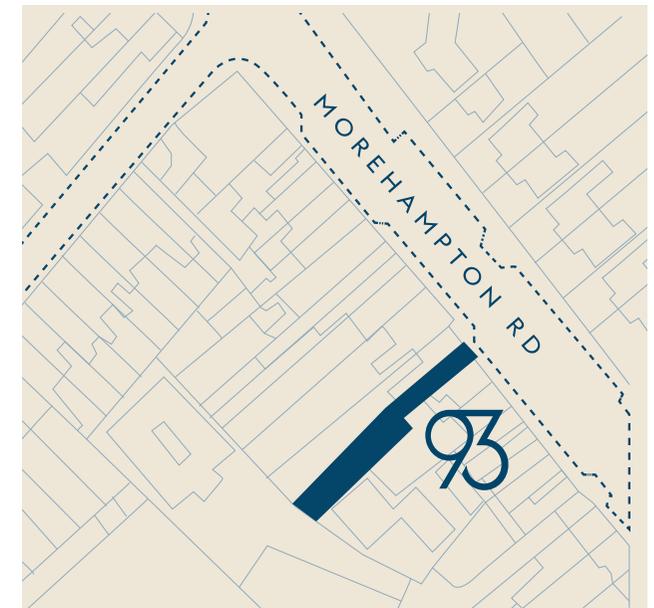




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