



# 128-129 Thomas Street Dublin 8



Massey Bros. are relocating to 141 Thomas Street.

- Prominent mixed use building
- Redevelopment opportunity
- FPP for 6 apartments & commercial units
- Being sold with full VP



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AGNEW**

**01 662 3113**  
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**FOR  
SALE**

## LOCATION

The property is situated on the Northside of Thomas Street, close to its intersections with Bridgefoot Street and Meath Street.

Thomas Street is a busy thoroughfare in the heart of Dublin City Centre benefiting from a high volume of passing traffic and strong footfall.

Numerous tourist attractions are situated nearby including The Guinness Storehouse, St. Patrick's Cathedral and Teeling Distillery. Transport links including the Red Luas Line, various bus routes and Dublin Bike stations nearby.

## DESCRIPTION

The property comprises of two mid-terrace buildings, one (No. 128) two storey and the other (No. 129) three storey. The buildings interconnect.

The ground floor provides two retail units which have been recently refurbished and are currently configured as a florist and a funeral home.

The upper floors currently contain 3 apartments, with FPP for the refurbishment of the existing apartments and the development of a further 3 apartments (4 x 2 bed and 2 x 1 bed).

## OPPORTUNITY

The property is being sold with full vacant possession and benefits from full planning permission for the following:

- 2 new apartments (1 x 1 bed, 1 x 2 bed) on proposed third floor above existing funeral home. (Ref:3474/18)
- Retention for existing entrance and stairway & construction of new two bedroom apartment on second floor. (Ref:4628/17)

## ACCOMMODATION

The ground floor commercial units are measured on a Net Internal Area basis while the upper floors are measured on a Gross Internal Area basis.

The approximate areas are as follows:

Floor	sq.m.	sq.ft.	sq.m.	sq.ft.
Existing		Proposed		
Ground (No.128)	53	566	53	566
Ground (No.129)	63	675	63	675
First (No. 128)	53	570	53	570
First (No. 129)	52	560	52	560
Second (No.128)	N/A	N/A	59	635
Second (No.129)	44	474	44	474
Third (No.128)	N/A	N/A	74	797
Third (No.129)	N/A	N/A	46	495

All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence.

## RATEABLE VALUATION

RV €18,310

Rates payable for 2019 c. €4,779

## BER RATING



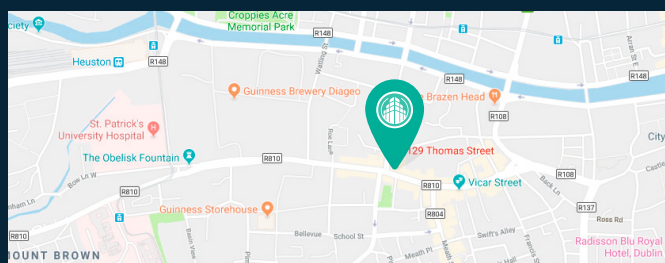
BER No. 800689994

EPI: 830.74 kWh/m²/yr 2.67

## TITLE

Freehold

## LOCATION MAP



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