



For Sale By Private Treaty

5, 6 & 7 LEESON STREET LOWER, DUBLIN 2

PROPERTY OVERVIEW

- Prime refurbishment or development opportunity in Dublin 2, offering significant potential for a new mixed-use development project.
- Unique opportunity to acquire three high profile adjoining properties in the cultural and commercial heart of the city.
- Located just 70 metres from Stephen's Green in a strategic location in south Dublin's central business district.
- The properties are zoned Z6 – Employment / Enterprise under the Dublin City Development Plan 2022 - 2028



WALKING DISTANCE



ST STEPHEN'S GREEN

0.07KM
1 MINUTE

MERRION SQUARE

0.95KM
10 MINUTES

GRAFTON STREET

1.0KM
10 MINUTES

TRINITY COLLEGE

1.2KM
15 MINUTES

PEARSE STATION

1.2KM
15 MINUTES

GRAND CANAL DOCK

1.9KM
20 MINUTES

THE LOCATION

- The subject properties occupy a prime location on the busy thoroughfare of Lower Leeson Street.
- The properties provide immediate access to Stephen's Green and are located within close proximity to Grafton Street, Fitzwilliam Square, Merrion Square and Trinity College.
- This prime city centre location benefits from exceptional connectivity, offering easy access to all key transport links to include the Luas, Dublin Bus routes and Dublin Bike stations.

THE PROPERTY

- The subject properties comprise the former Hourican's Public House (7 Lower Leeson Street), a derelict site (6 Lower Leeson Street) and 5 Lower Leeson Street which is a three storey over basement retail and office premises, extending to a total area of approximately 0.040 hectare (0.1 acre).
- The properties are in need of refurbishment throughout and present a significant refurbishment or development opportunity for a new owner in a prime, high-profile Dublin 2 location.
- The vendor has engaged Reddy Architects, who have developed an initial proposal for a new mixed use scheme which maximizes the sites potential subject to planning permission.

SERVICES

Interested parties are advised to make their own enquiries regarding the availability and capacity of services. We have assumed all services, including electrical, water and drainage are available to the existing properties.

ZONING

The subject properties are zoned Z6 – Employment / Enterprise under the Dublin City Development 2022 – 2028.

The Z6 objective is to “provide for the creation and protection of enterprise and facilitate opportunities for employment creation”.

Uses Permitted in Principle

Café/tearoom, car park, childcare facility, civic and amenity/recycling centre, conference centre, cultural/recreational building and uses, cultural, creative and artistic enterprise and uses, delicatessen, embassy office, enterprise centre, household fuel depot, industry (light), internet café/call centre, media-associated uses, mobility hub, office, office-based industry, open space, park and ride facility, public service installation, restaurant, science and technology-based industry, shop (local), training centre, wholesale outlet.

DEVELOPMENT POTENTIAL

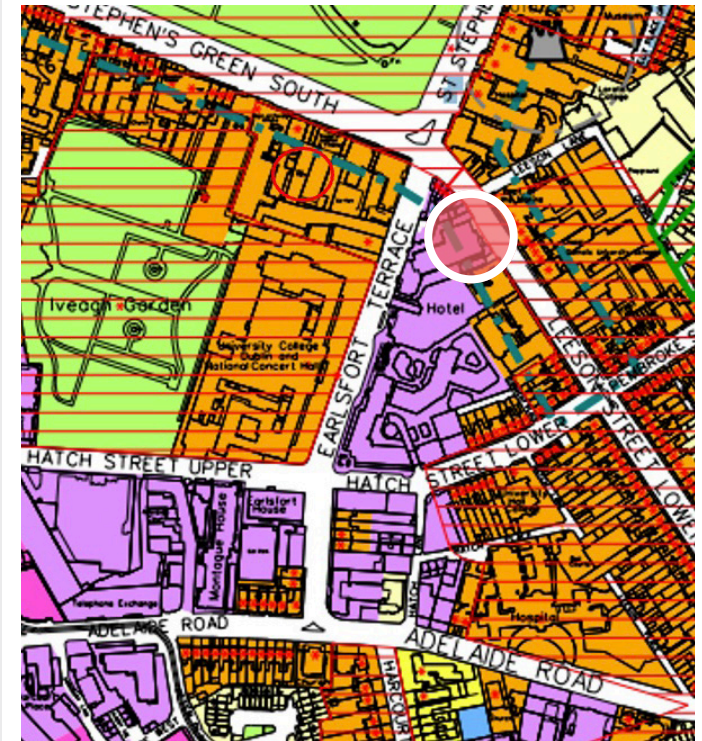
A high-level study conducted by Reddy Architects proposes a new mixed-use development, featuring four stories of residential space to include 4 two-bedroom apartments and 3 one-bedroom apartments. The ground floor would accommodate a public house, restaurant, or retail space. Please note the above proposal is subject to planning permission and demolition of the existing structures.

ADVERTISING LICENCE AGREEMENT

There is currently a rolling license agreement in place with Pzazz Media for a wall mounted upright advertisement on the southern external wall of No. 7. The rent payable is €21,600 per annum plus VAT and this license can be terminated by the owner by providing two months written notice.

TITLE

Freehold.



VIEWINGS / FURTHER INFORMATION

Viewings by appointment only.

For further information please contact Lisney.



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