

FOR SALE BY PRIVATE TREATY

# 86 LOWER GEORGES STREET

DUN LAOGHAIRE CO. DUBLIN

Guide Price

€600,000



**Tom  
O'Higgins**  
ESTATE AGENT

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# Ground Floor Retail with Offices Overhead

GUIDE PRICE €600,000

## LOCATION

Dun Laoghaire is a South County Dublin, seaside Town situated 12km South East of Dublin City Centre, 3.3km East of Blackrock Village and 3km West of Dalkey Town.

No. 86 Lower Georges Street is situated in a high-profile corner position at the heart of Dun Laoghaire on the busy Lower Georges Street thoroughfare with access from Georges Street Lower and Sussex Street.

This lively section of the street carries strong footfall bringing good passing trade, with well-established neighbouring businesses including Pennys, J.J. Darboven, Sostrene Grene, Shaws and EBS. Dun Laoghaire Shopping Centre is situated 200m to the East and Bloomfields Shopping Centre is 150m to the West.

## DESCRIPTION

86 Lower Georges Street comprises a two storey over basement end of terrace building with a three-storey return. There is a retail unit at street level and offices / workrooms overhead. The basement opens up onto a service laneway off Sussex Street.

## ZONING

Zoning Objective MTC - To protect, provide for and-or improve major town centre facilities - Dun Laoghaire Rathdown County Development Plan 2022-2028.

## RATES

Rateable Value €60,020  
DlrCoCo ARV 2023 = 0.1801



TITLE

Freehold. Full Vacant Possession available from July 2023.

BER

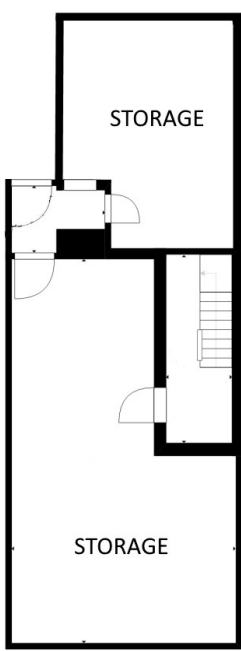
D1 No. 800898538 404kWh/m<sup>2</sup>/yr

PRICE

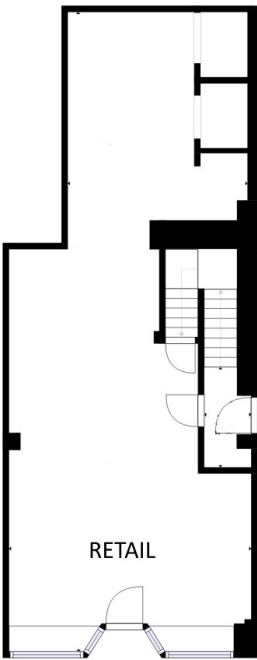
Offers are being sought in excess of €600,000. We are advised Vat will not be applicable on the proposed sale.

ACCOMMODATION (Floorplan not to scale, for identification only)

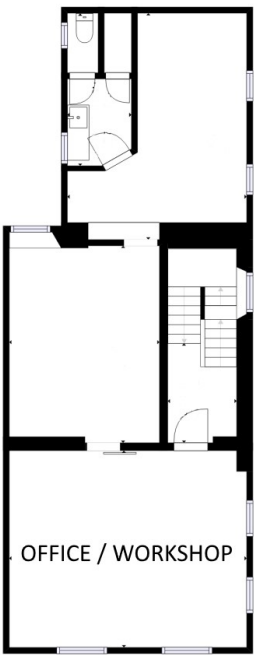
	SQM	SQ FT
Basement	54.35	585
Ground Floor Retail	67.82	730
First floor office / Workshop	62.91	677
Second floor Office / Workshop	14..7	158
<b>Total</b>	<b>199.78</b>	<b>2150</b>



Basement



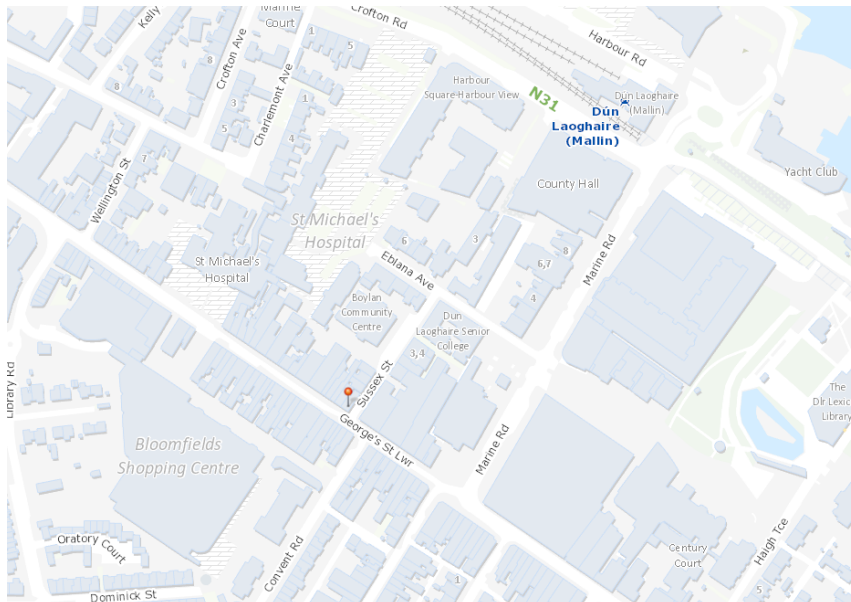
Ground Floor



First Floor



Top Floor



# Tom O'Higgins

ESTATE AGENT

Negotiator

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Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730