

48&49 JAMES PLACE EAST DUBLIN 2

PRIME DEVELOPMENT
OPPORTUNITY FOR SALE
BY PRIVATE TREATY



**48&49
JAMES
PLACE
EAST**
DUBLIN 2

PRIME DEVELOPMENT SITE
FOR SALE BY PRIVATE TREATY



Prime development site extending to approximately 0.06 ha (0.149 acres) for sale by Private Treaty



Site is currently in use as a surface level car park incorporating 24 car parking spaces



Potential to generate short term income during planning process



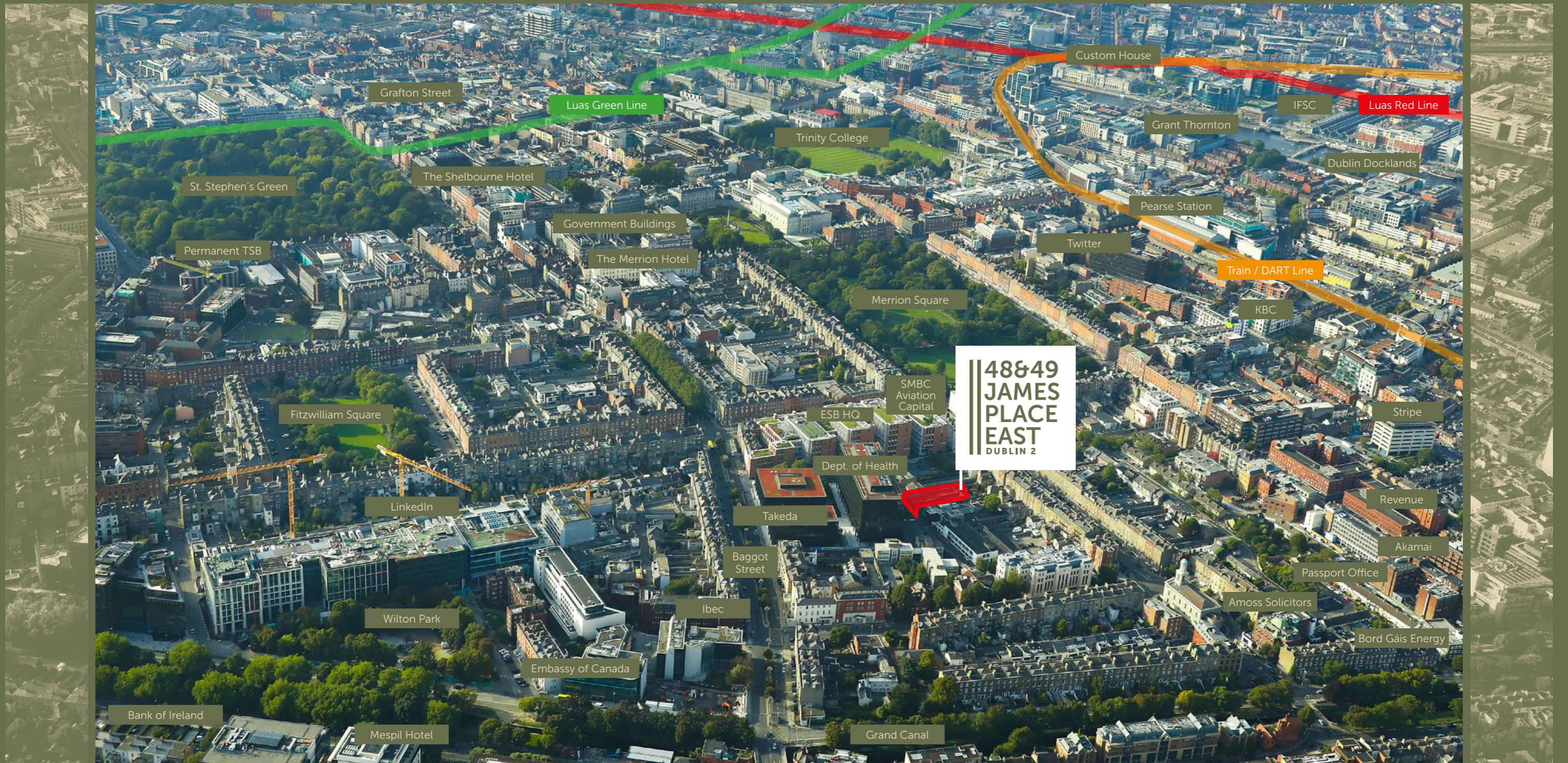
Zoned Z10 to consolidate and facilitate the development of inner city and inner suburban sites for mixed uses



Excellent location in the heart of the traditional CBD of Dublin 2, surrounded by landmark office developments



Situated close to numerous transport links including the DART train station, the LUAS green line, Aircoach Services and Dublin bike stations



LOCATION

48 & 49 JAMES PLACE EAST IS LOCATED IN THE HEART OF THE CENTRAL BUSINESS DISTRICT IN DUBLIN 2, CONVENIENTLY SITUATED BETWEEN BAGGOT STREET LOWER AND MOUNT STREET UPPER.

The subject site is located directly behind Miesian Plaza, to the rear of two Georgian buildings on 48 & 49 Mount Street Upper and is accessed from James Place East. The site is bounded by James Place East to the south, mews building/car park to the west, 48 & 49 Mount Street Upper (currently in office use) to the north and a car park to the east. It is also located near Fitzwilliam 27 (ESB HQ) and Fitzwilliam 28 (SMBC Aviation Capital), and benefits from the new pedestrian access link through these new buildings. This has improved pedestrian permeability and accessibility from James Place East during business hours to Fitzwilliam Street, Merrion Square and ease of access via Fitzwilliam Lane to Government Buildings and The Merrion Hotel. The EMEA HQ's for Google, LinkedIn,

Stripe, Twitter, Bank of Ireland and Amazon are also a short distance from the site.

With Merrion Square and St Stephens Green a short walk from the site, as well as numerous cafes, restaurants, pubs and shops located primarily on Baggot Street, there is a wide array of amenities available. In addition, Dublin's primary retail throughfare, Grafton Street is a 10 minute walk away.

The location ensures all modes of public transport are conveniently accessible. Pearse Street DART Station, the Stephens Green LUAS stop, Aircoach and a number of Dublin Bike stations are within close proximity to the site.

DESCRIPTION

The subject site extends to approx. 0.149 acres (0.06 ha) and is currently in use as a surface level car park currently incorporating 24 car spaces, with the benefit of full vacant possession. The site is rectangular in shape and benefits from a level topography. Access to the site is provided from James Place East at the southern boundary of the site. There is no active planning application or decisions associated with the site.

The site provides an excellent opportunity for the development of a modern, sustainable building, subject to planning permission, in the heart of South Dublin's Georgian Core, while also having the potential for short-term income through the letting of car spaces during the planning process.

ZONING

The subject site is zoned Z10 – to consolidate and facilitate the development of inner city and inner suburban sites for mixed uses under the Dublin City Development Plan 2022 – 2028. Under this zoning objective, uses permitted include residential, office, hotel / guesthouse and childcare facilities amongst other uses providing a range of development opportunities (subject to planning permission).



LUAS

10 min walk to St. Stephen's Green



DART

10 min walk to Pearse Station



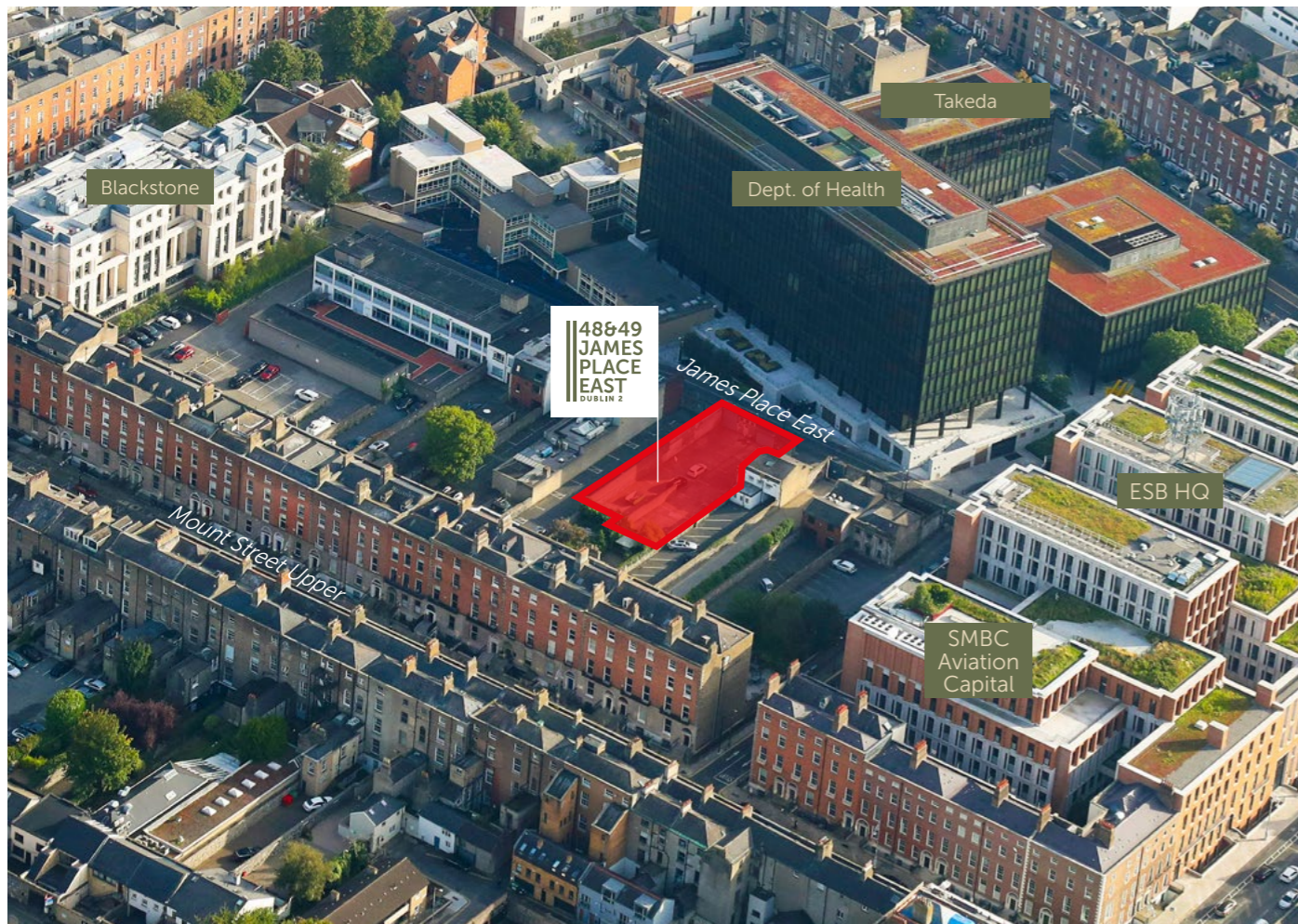
BUS

2 minute walk to Baggot Street and Mount Street



DUBLIN BIKES

1 min walk to nearest station on James Street East



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SERVICES

We understand that all main services are available to the property. Interested parties are advised to satisfy themselves as to the availability of these services.

TITLE

We understand the property is held Freehold. Full title details are available from the vendors solicitor.

AGENTS DETAILS

For further information or to arrange a viewing please contact sales agents JLL as per the following contact details:



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