



12 Emerald Place, North Dock,
IFSC Dublin 1, D01 W123

ALL ENQUIRIES

DOUGLAS NEWMAN GOOD
DNG

DESCRIPTION

Comprising a sub divided city centre 'lock up' vacant unit measuring c. 60 sq.m. Presented in poor condition having suffered from fire damage at some point. The property forms part of a row of similar mews style commercial units which are ripe for development (subject to planning permission) as they fall within the IFSC general area and would be attractive for a developer as part of an overall redevelopment plan.

LOCATION

The property is located in the heart of the city centre just 1.5 km away from O'Connell Street and only a short walk from Connolly Station. The surrounding area is predominantly a mixture of commercial, retail and residential. Some nearby landmarks include Croke Park, Elieen McLoughlin Park, Custom House and Mountjoy Square. Amiens street is a busy 2-way street with great service from public transport including the 14, 15, 6, 27, all H Dublin Bus routes busses and Green Line Luas. Amiens street is also gifted with a wide selection of amenities in the surrounding area consisting of the Ansac Credit Union, Shop Drive petrol station, and Benvindo, SPAR.

DEVELOPMENT OPPORTUNITY

This is an excellent opportunity for the astute investor to acquire a site in this popular location where future capital appreciation is very likely. Demand and limited availability of rental accommodation in the area are contributing to strong capital and rental growth.

FEATURES

- Proximity to International Financial Services Centre
- Superb strategic location, with immediate proximity to Dublin City Centre
- Full Vacant Possession.
- Significant opportunity for long term capital growth subject to investment & planning permission.
- Excellent transport links, on the doorstep Connolly station (850m), Luas Red Line (550m), Luas Green Line (1.9km), M50 (3.3km), Airport (12.9km)
- Residential Development Site Potential (SPP)



TITLE

We are advised the property is held Freehold.

VIEWINGS & INSPECTIONS

Strictly by appointment from the sales agent.

BER RATING:



GUIDE PRICE

€200,000

VAT

Further information is available on request.

SALES AGENTS

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