

For Sale by Private Treaty



17 Duke Street Dublin 2

- Prime Period Property
- Currently Art Gallery & Wine Bar
- Vacant Possession
- Approx. 248.4 sq.m. (2,675 sq.ft.) Net Area



FINNEGAN
Menton

LOCATION

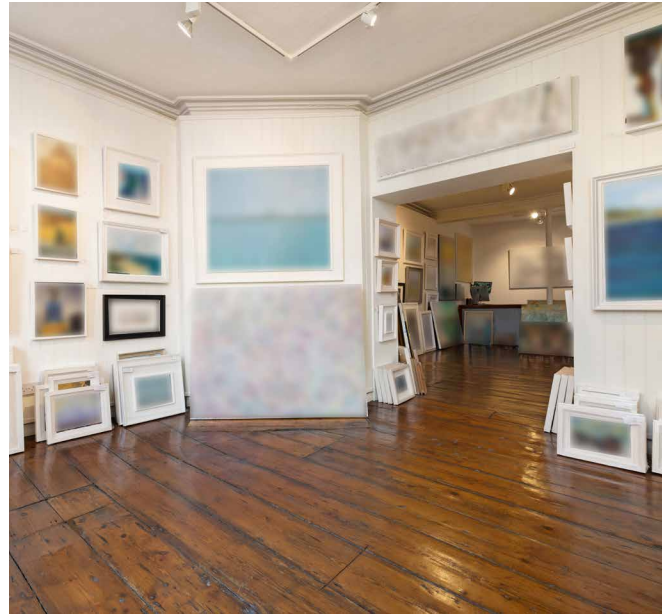
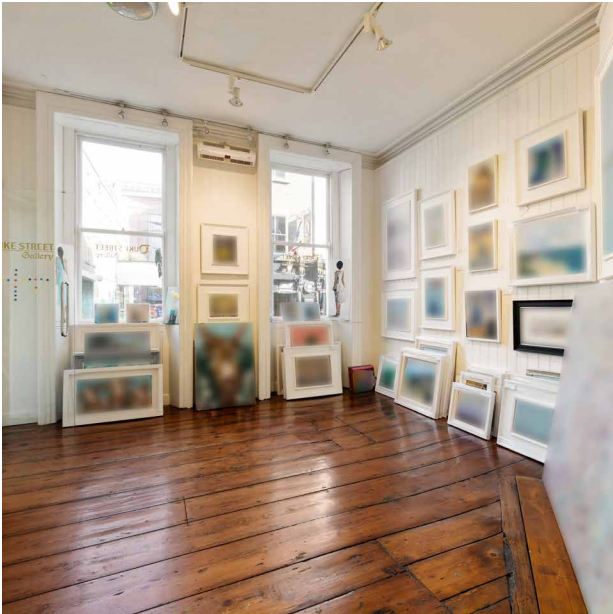
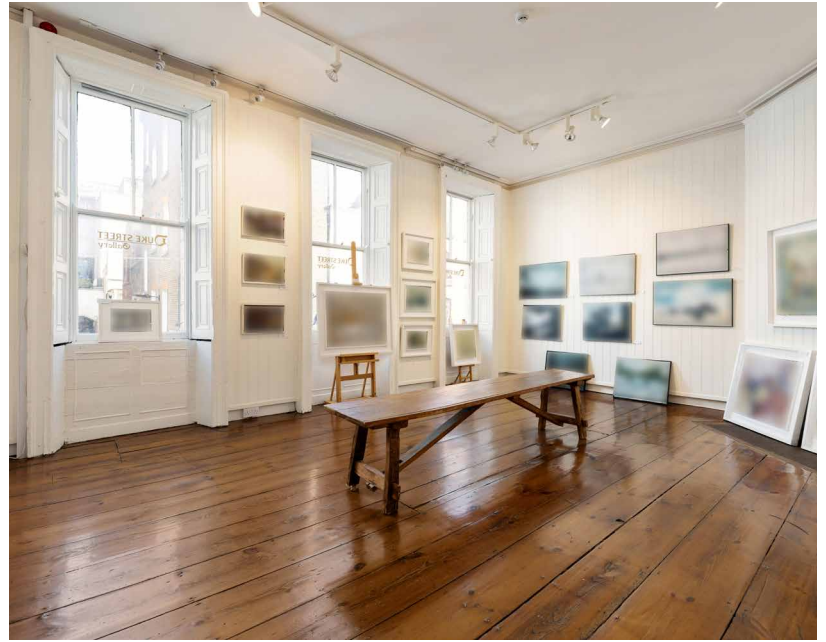
No. 17 Duke Street is located on the south side of Duke Street midway between the junction with both Grafton Street and Dawson Street.

No. 17 is just 60m. from Grafton Street in what is undoubtedly Dublin's most sought after retail, commercial and leisure district, surrounded by a wide array of retail premises, restaurants and bars.

Adjoining occupiers include Marks & Spencer, Mulberry, Nespresso and Oscar Grimes Jewellers with restaurants and bars closeby including The Ivy, The Bailey, The Duke, The Lemon & Duke, Carluccios and many other cafes and eating venues.

The area is well served by public transport with Luas green line nearby on Dawson Street, Dart at Pearse Street and multiple cross city bus routes serving the area.





DESCRIPTION

No. 17 Duke Street is an imposing period building which is in commercial use with an Art Gallery use on Hall and First floors, ancillary storage at 2nd floor, a partially refurbished but currently unused 3rd floor and former Wine Bar use at basement level which has separate street access and a smoking area in a small rear yard off the hall return level.

The building extends to a total net internal floor area of approx. 248.4 sq.m. (2,675 sq.ft.) and a gross internal floor area of approx. 330 sq.m. (3,550 sq.ft.).

This 4 storey over basement building dates from approximately 1725 and was partially refurbished approximately 15 years ago. The property features part brick and part painted ruled and lined rendered front façade with attractive partially glazed front door leading to a generous entrance hallway and two interconnecting hall floor rooms with high ceilings and many retained period features including attractive ceiling cornices and stripped and varnished floor boards. The 1st & 2nd floors both provide 2 attractive interconnecting rooms while the 3rd floor is completely open plan with exposed brickwork and roof trusses.

The former Wine Bar (The Red Bank) in the basement has exposed cut stone walls, stone flooring and original fireplaces.

ACCOMMODATION

Floor		sq.m.	sq.ft.
Ground Floor	Art Gallery	51.5	555
First Floor	Art Gallery	46.4	500
Second Floor	Art Gallery (Stores)	52.5	565
Third Floor	Vacant	52.9	570
Basement	Wine Bar	45.1	485
Total		248.4	2,675

External Yard 6.64 sq.m. (70 sq.ft.). Ground floor area includes reception of 12.3 sq.m. (132 sq.ft.)

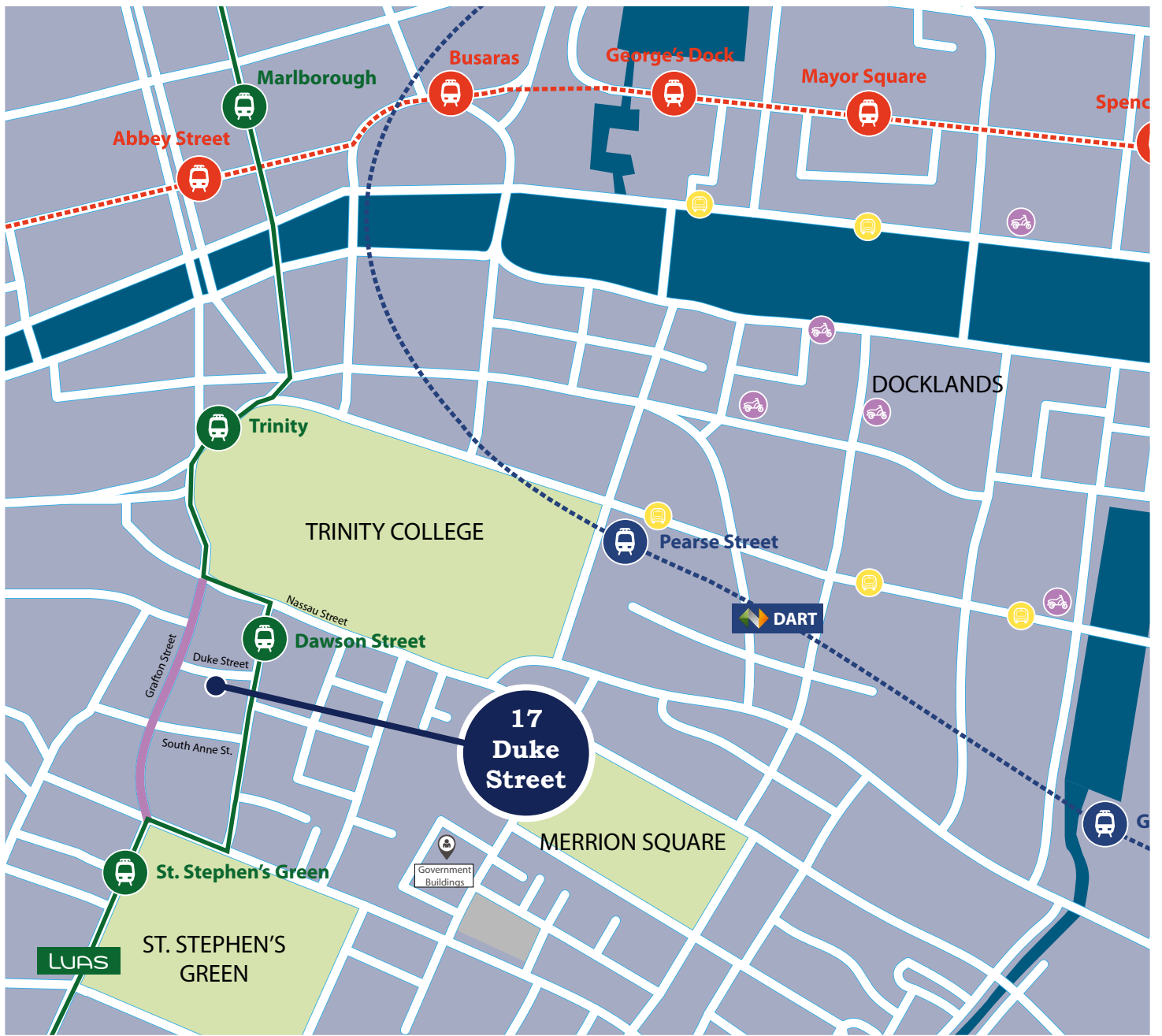
Total Gross Internal Floor Area: approx. 330 sq.m. (3,550 sq.ft.)

TOWN PLANNING

Hall Floor & First Floor have use as an Art Gallery. Basement (Reg Ref 4209/16) Planning granted for change of use to Wine Bar and open yard area to rear as smoking area.

ZONING

The property is in an Area Zoned 'Z5' – City Centre in the current Dublin City Development Plan with a widest array of uses permissible in principle, subject to grant of planning, including for offices, retail, restaurant, café, hotel or residential. The property is a Protected Structure (RPS No.2396).





VIEWING

Viewing is strictly by appointment with Selling Agents Finnegan Menton.
Contact Nicholas Corson or Emma Byrne on 01 6147900

BER	TITLE	RATEABLE VALUATION	PRICE
Exempt	Freehold. Vacant possession of entire	€27,160 (€7,415 - 2023)	On application



CONTACT

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