



66-67

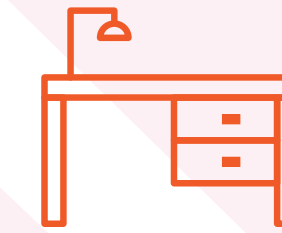
D01 RW84

GREAT STRAND STREET

For Sale by Private Treaty



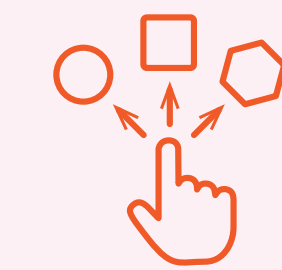
KEY FEATURES



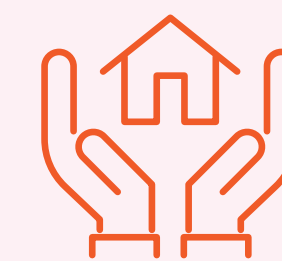
UNIQUE FULLY FITTED LOFT STYLE OFFICE BUILDING



COMPRISING A GROSS INTERNAL FLOOR AREA APPROX 1040 SQ M (11,193 SQ FT)



SUIT A VARIETY OF OTHER USES IE CONVERSION TO APARTMENTS OR BOUTIQUE HOTEL (SUBJ TO PP)



FREEHOLD



TRULY EXCEPTIONAL PROPERTY IN SUPERB CITY CENTRE LOCATION BESIDE THE MORRISON HOTEL



WITHIN EASY WALKING DISTANCE TO HENRY STREET, DAME STREET AND TEMPLE BAR



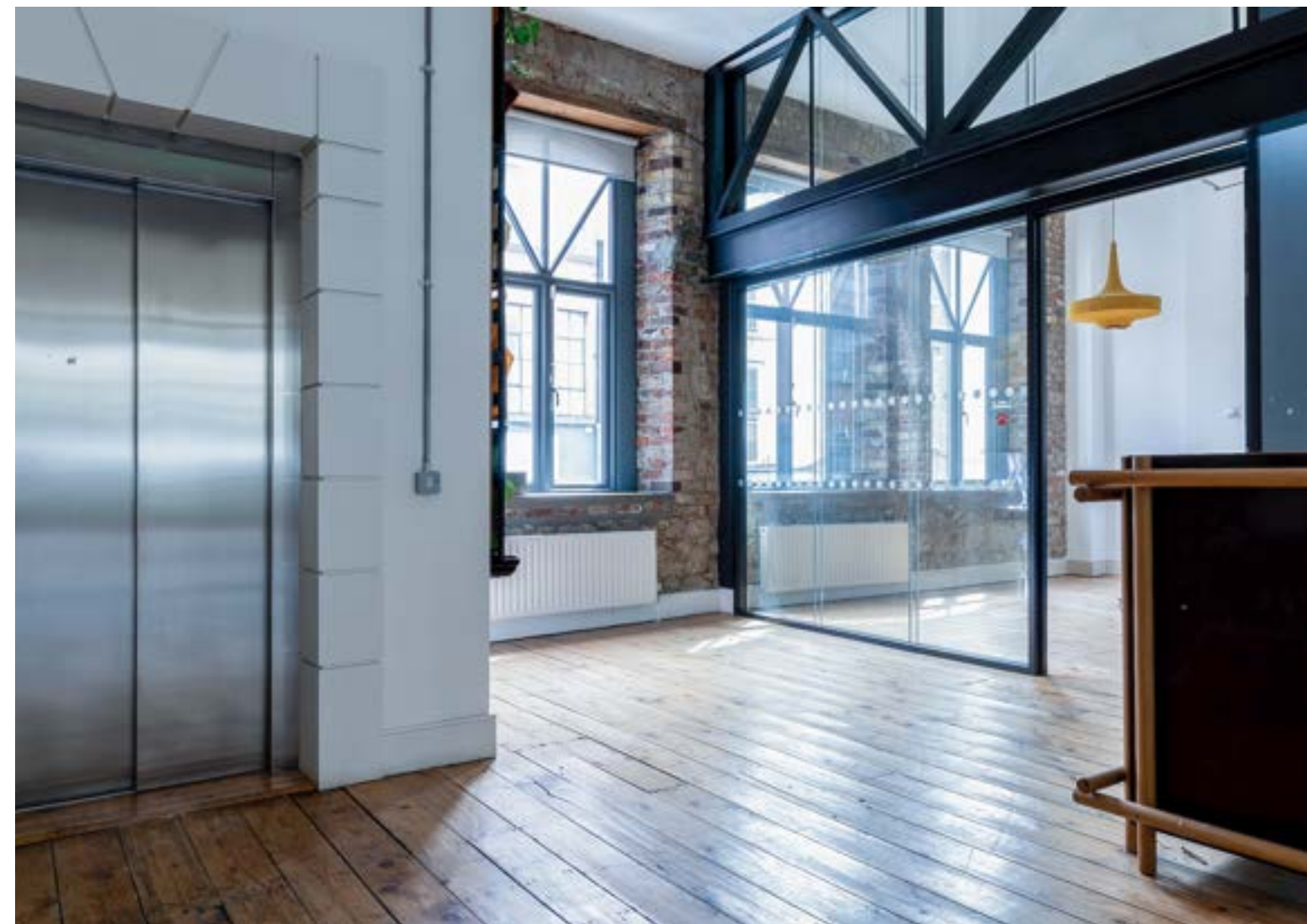
OOZING CHARACTER WITH MANY ORIGINAL FEATURES



FULL VACANT POSSESSION

THE BUILDING

66/67 comprises a solid four storey building extending to a gross internal floor area of approx 1040sq. m. and currently offers a superb standard of office accommodation that will appeal to both emerging and established business models. The property was originally constructed by the Quakers for community uses but now provides a unique fully fitted contemporary loft style office accommodation where the spec includes Cat 6 cabling, LED lighting and has the benefit of an eight person passenger lift servicing all levels.



The building has excellent facilities including ladies and gents toilet on each level, with two shower rooms located on the third floor. In addition to the tea stations on each floor there is a terrific dining / break out space area located on the third floor which has the benefit of its own roof terrace. There are other outdoor terraces at ground and second floor levels which further add to the overall appeal of the building.

The sale of this building represents an excellent opportunity for a discerning purchaser to enhance the existing office space, or with vision, develop loft style apartments or a Boutique Hotel (subject to planning).

HISTORY

The original building dates back to the mid 17th Century when Strand Street was in the ownership of the Jervis Estate. It has retained many of its original features including the main Entrance Hall and Stairwell and they are an integral part of the buildings character.

The building (the Strand Street Institute) was erected in 1868 by John McCurdy for the Religious Society of Friends (Quakers) primarily for the provision of education to the working classes of the inner city.

The Quaker institute was opened in 1869, 10 years after the meeting House was established in Eustace Street, Temple Bar in 1859. In line with Quaker principles, the building was a place of education and worship but also a community space and was used for charitable works and as a refuge for those in need.

When the Quakers vacated the building in 1924 it became the headquarters of St John Ambulance and was in commercial use for the next 100 years right up until the departure of the most recent occupiers ETSY in 2023.

It is an important building from both a social and architectural perspective, with its layers of historic eighteenth century domestic and nineteenth century industrial character.





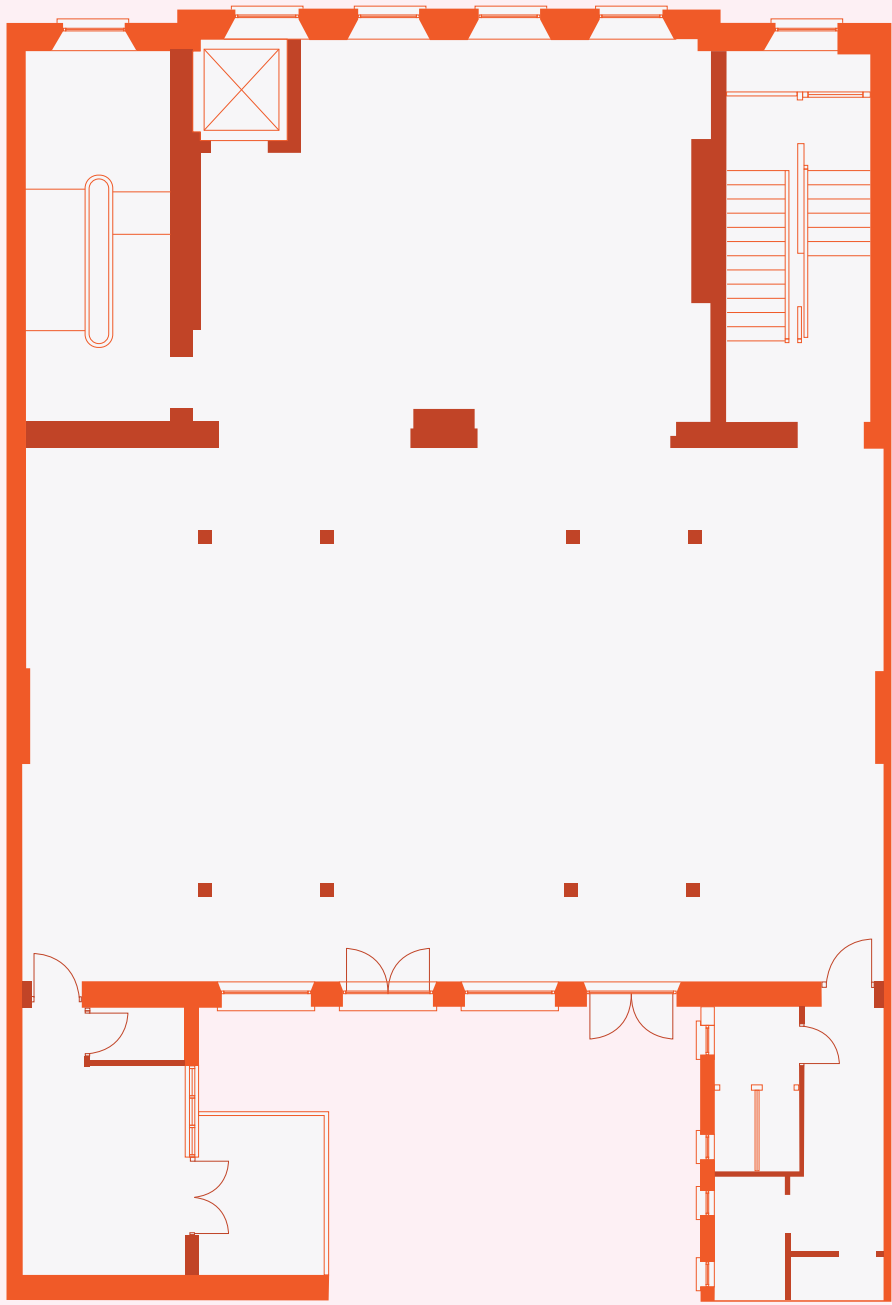
The building is a terraced six bay, four storey over a partially concealed basement built in 1868 with a three storey addition to the rear. The original stone thread stairwell has been beautifully conserved by the current owners who have enhanced and preserved many of the original features.

The building has been modified many times over its lifetime to suit the specific needs of the occupant. It currently comprises mainly open plan floors, double height spaces with exposed brickwork and timber beams which is complemented by the many facilities that would be a prerequisite in any modern building.

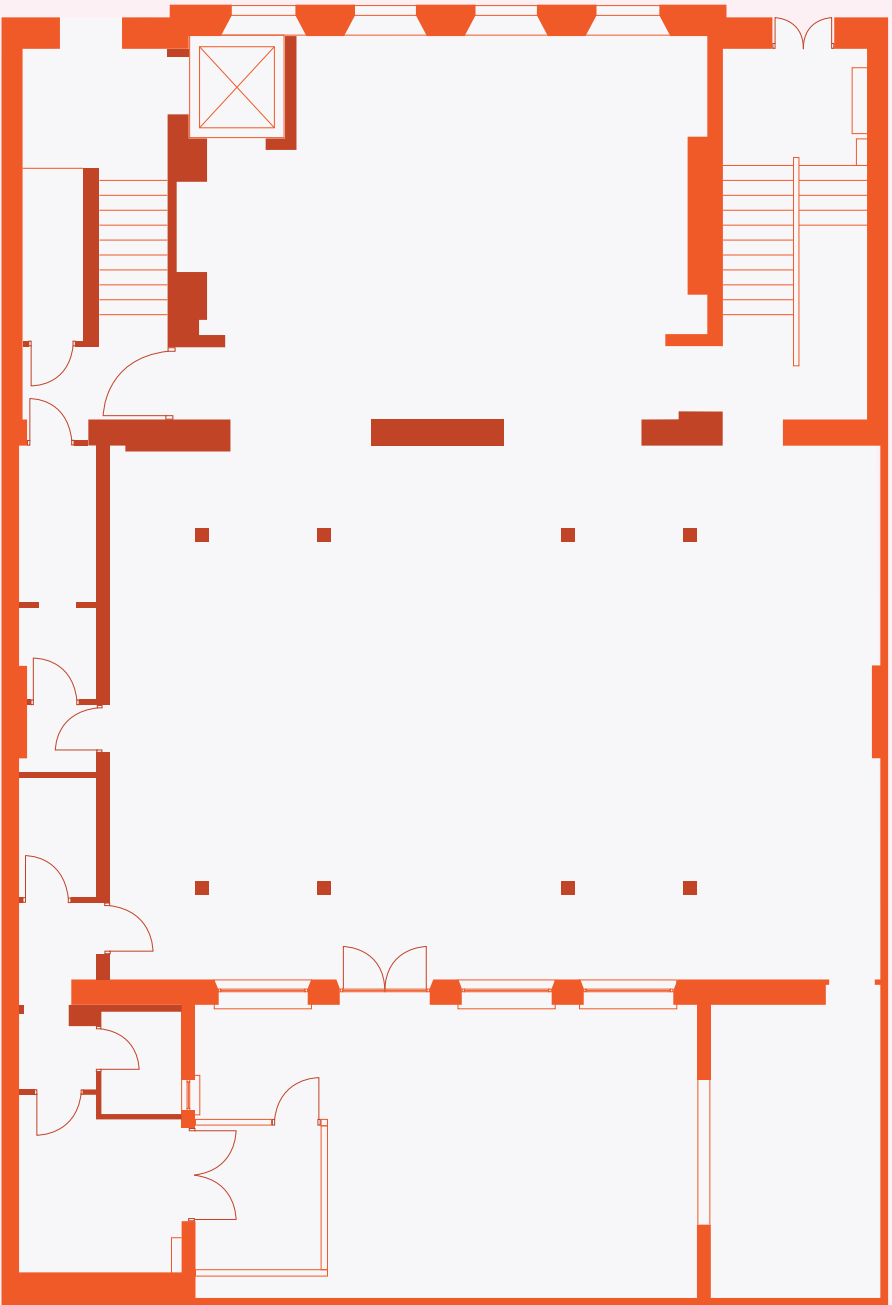
An impressive industrial style roof with exposed trusses to the rear section of the building is exposed and is a fine example of Victorian industrial engineering on a small scale.

FLOOR PLANS

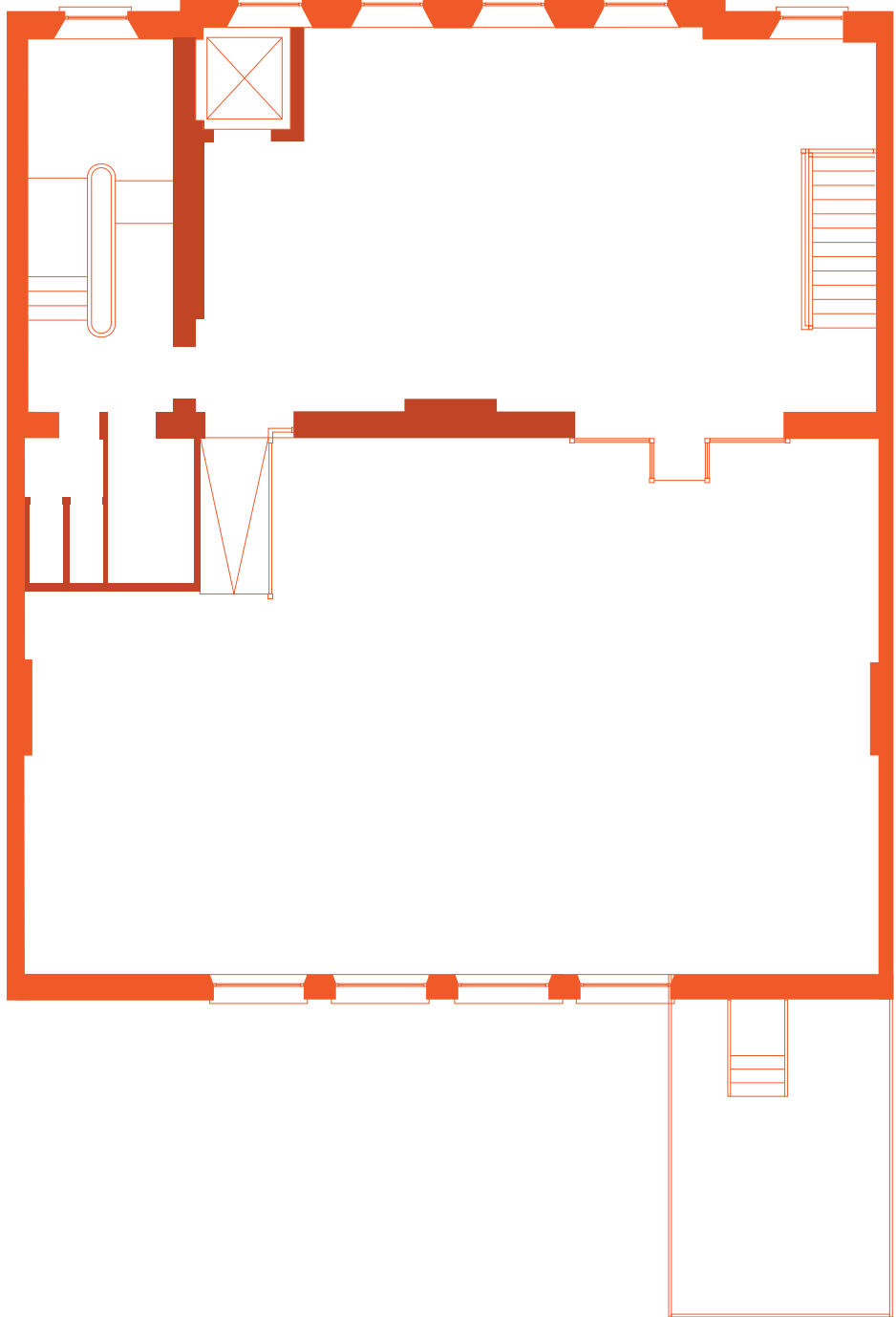
FLOOR	GROSS INTERNAL AREA	NET INTERNAL AREA	TERRACE
Ground	305.78	258.75	40.55
First	317.31	265.57	7.66
Second	279.14	235.97	23.94
Third	138.51	93.65	-
Total sq. m.	1040.74	853.94	72.15
TOTAL SQ. FT.	11,198	9,189	776.33



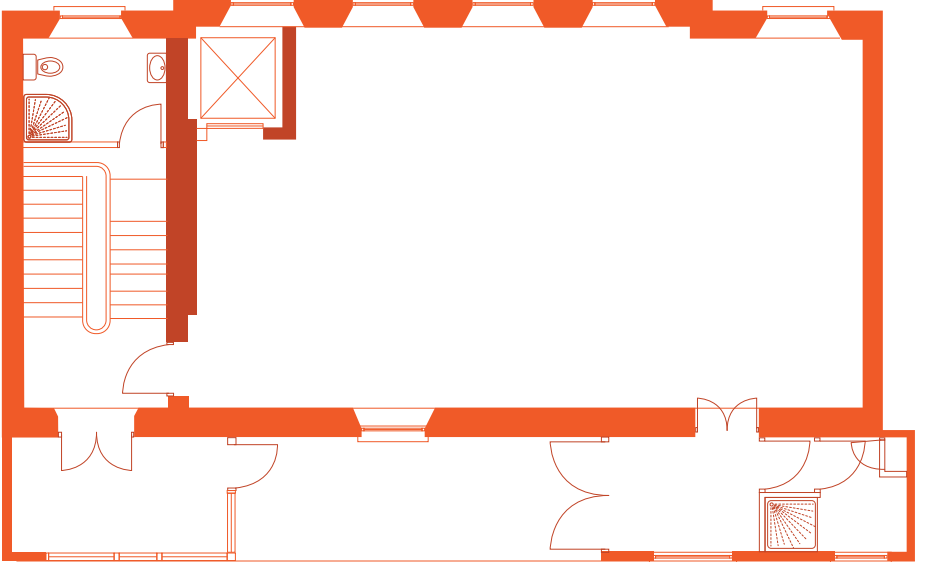
GROUND FLOOR



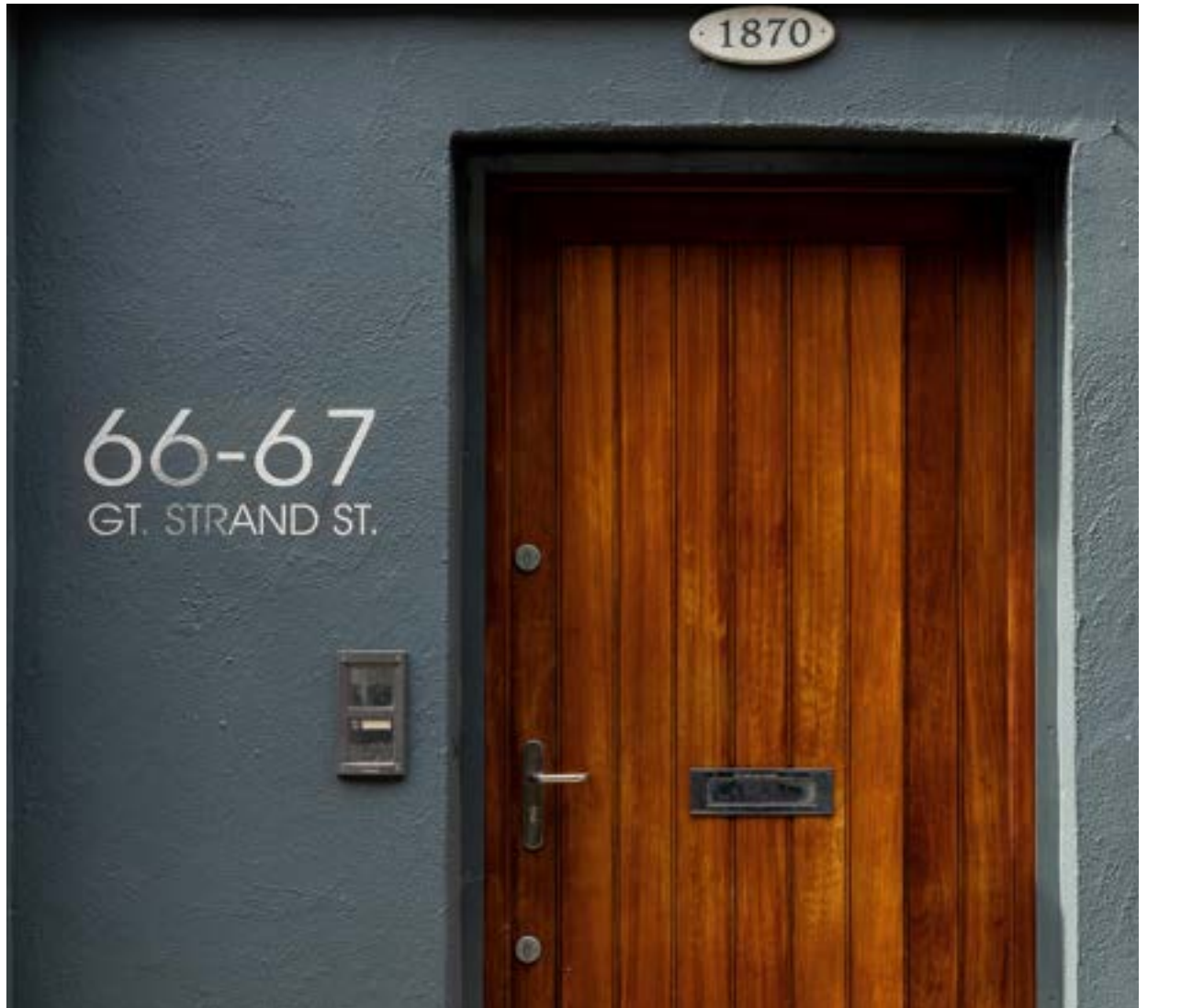
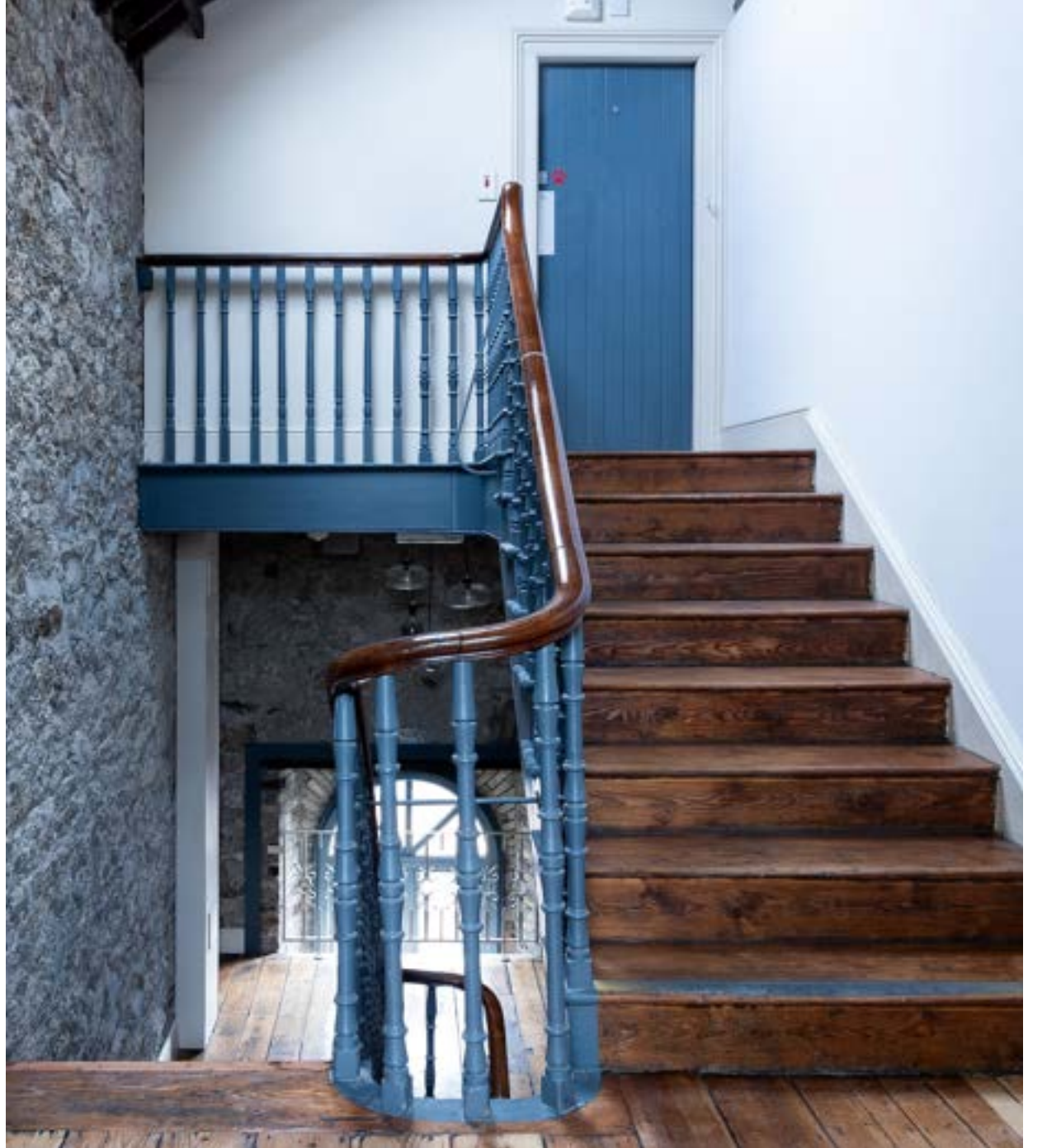
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

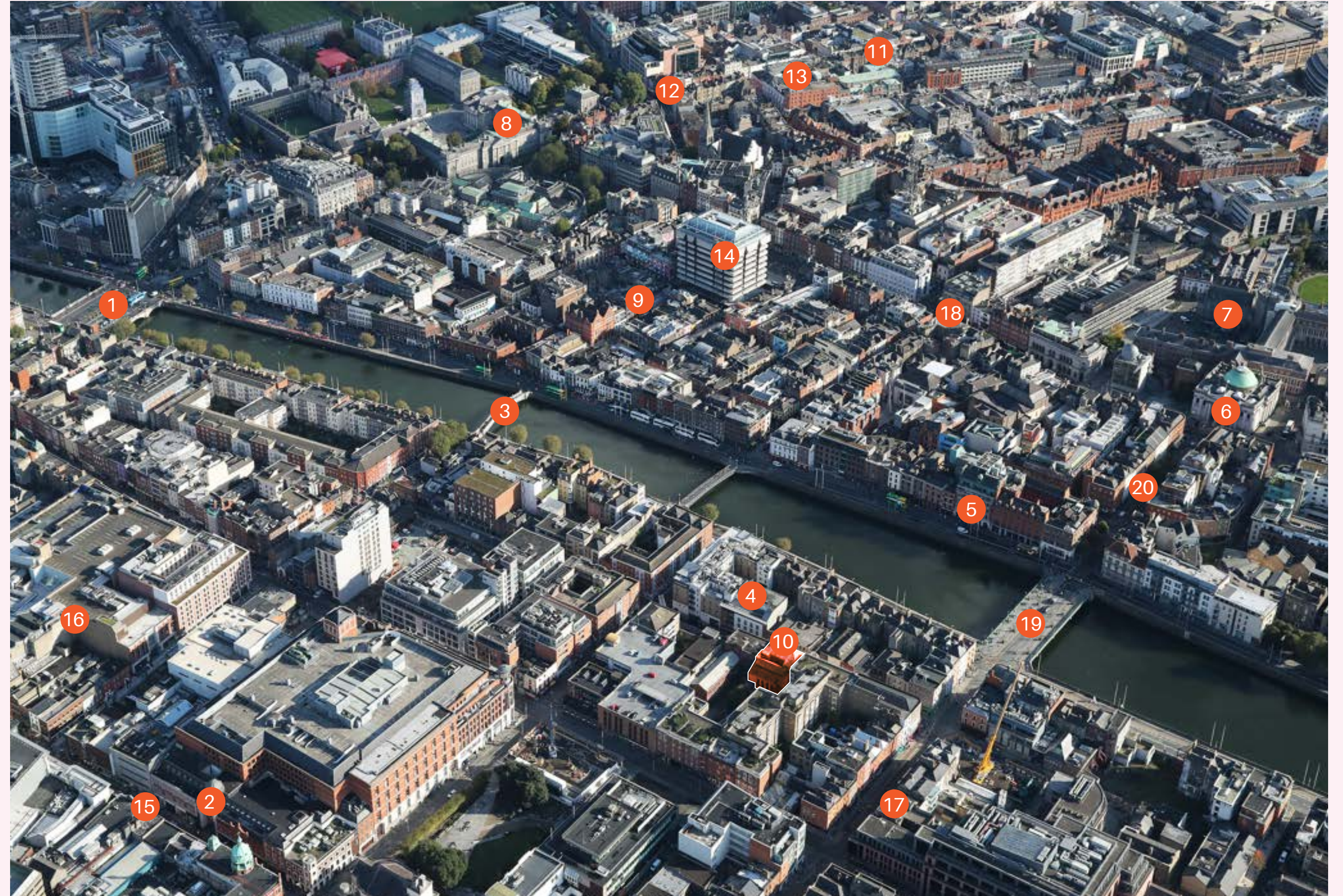


LOCATION

The property is located on the Northside of the River Liffey on Great Strand Street which is midway between The Grattan and Millennium Bridges. This is an excellent central city location being only 330 m west of O'Connell Street, Ireland's national thoroughfare and close to the axis which runs along Capel Street and Parliament Street and onto City Hall and Dublin Castle. Temple Bar is conveniently located on the opposite side of the River and is Dublin's primary tourist nightlife destination and is easily accessible at various crossings points including the Halfpenny Bridge.

This is a vibrant location with an array of international and neighbourhood restaurants on Capel Street and the newly refurbished Jameson Distillery in nearby Smithfield along with the many eateries and pubs all add to the diverse mix and attraction. The burgeoning and nearby Dublin 7 district has become increasingly popular with the professional classes and is an important factor in its popularity as they wish to live, work and socialize within the locality.

The immediate area has many Hotels including the 145 bed Morrison, Gresham, Clarence and Motel One which together with StayCity and Holiday Inn ensures there is tourist accommodation to suit all budgets.



- | | | | |
|---------------------------------|------------------------------|-------------------------------|----------------------|
| 1 O'Connell Bridge | 6 City Hall | 11 Grafton Street | 16 Arnotts |
| 2 Jervis Street Shopping Centre | 7 Dublin Castle | 12 South Great Georges Street | 17 Capel Street |
| 3 Halfpenny bridge | 8 Trinity College | 13 Brown Thomas | 18 Dame Steet |
| 4 Morrison Hotel | 9 Temple Bar | 14 Central Plaza | 19 Grattan Bridge |
| 5 Clarence Hotel | 10 66-67 Great Strand Street | 15 Mary Street | 20 Parliament Street |



ZONING : Z5 CITY CENTRE

To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.

Permissible uses include, Buildings for health and welfare, Community facilities, conference, cultural, artistic and recreational uses, educational, hostel , hotel, medical, and residential.

RATES

The local authority rates for 2024 are €17,562

VAT

We understand that there will be Vat on the purchase price

PRICE

We are seeking offers in the region of €4,000,000 subject to Contract

Viewing: Strictly and only by prior appointment with the sole selling agents



CONTACT

NIGEL KINGSTON

Nigel.kingston@colliers.com
086 2334032



PSRA Number 001223

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