

1a / 2 Usher Street, Dublin 8

Excellent Development Opportunity

For Sale



- Convenient city centre location
- Site area c. 237 sq m (0.0237 ha)
- Opportunity to create a multifamily investment
- Lapsed planning for a mixed development of 10 units
- Zone objective Z5 – suit residential, student accommodation, offices, retail, hotel; subject to planning permission
- Full vacant possession

Grafton Buildings, 34 Grafton Street, Dublin 2

Nigel Kingston

Lambert Smith Hampton

Email Address: nkingston@lsh.ie

Niall Delmar

Lambert Smith Hampton

Email Address: ndelmar@lsh.ie

**Lambert
Smith
Hampton**

01 673 1400
www.lsh.ie

1a / 2 Usher Street, Dublin 8



Location

The property is centrally located approximately 1.4km from O'Connell Bridge in a predominately inner city residential area. There is a mix of social housing, private residential units and student accommodation all close by. The area is well served by public transport, and is close to the Luas red line, Heuston Station and a number of bus routes that travel along the quays,

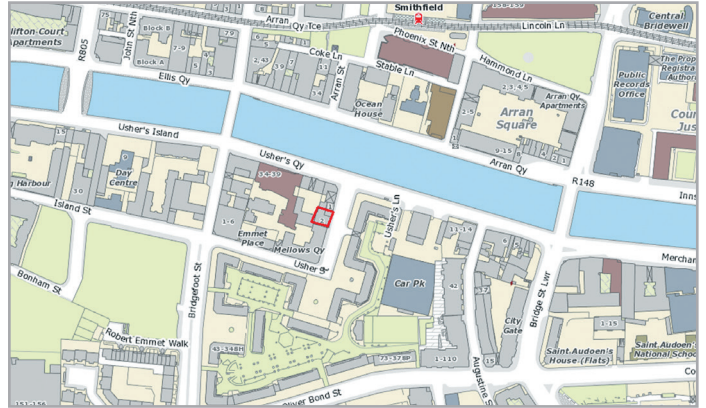
The Four Courts, Courts of Criminal Justice, National College of Art and Design and the principal shopping precincts on either side of the river are all within easy walking distance.

Description

The rectangular shaped site which extends to 237 sq m, comprises two adjoining buildings which are in a dilapidated condition. No 1A comprises a derelict former two storey house and No 2 Usher Street is a three storey over basement warehouse building. The site has frontage to Usher Street of c. 16.88m. The site also has the benefit of rear fire exit through the office scheme located to the rear of the site.

Zoning

The property is zoned Z5 *"to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design character and dignity"*.



Planning

Planning was granted on the 3rd January 2007, Application No: 4496/06 for a scheme of development which was to comprise 9 apartments and a commercial unit at ground level. This planning has lapsed.

Title

We are advised that the property is freehold and is available with full vacant possession.

VAT

The purchaser will be liable for any VAT arising out of the transaction.

Price

We are seeking offers in excess of €600,000.

Viewing

Strictly by appointment with the sole selling agents.

