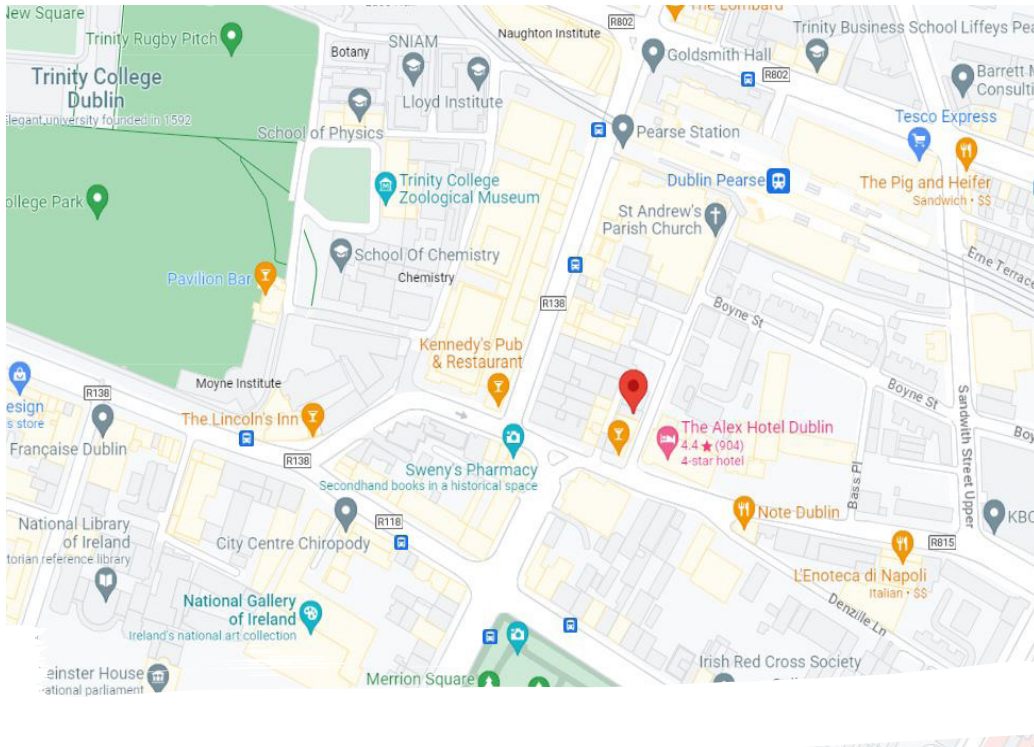# For Sale

24 - 26 South Cumberland Street, Dublin 2, D02 PY84

Potential City Centre Redevelopment Opportunity - 5,545 Sq Ft

BER B2

Woody O'Neill
+ 353 86 272 4690
woody.oneill@jll.com

Rosie Carey
+ 353 86 440 2172
rosie.carey@jll.com

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Location

- The property is located on the western side of Cumberland Street South which links Pearse Street to the north and Fenian Street to the south
- Number 24-26 is positioned south of Pearse Street Dart station and west of the Alex Hotel and is approximately 0.6 km east of Grafton Street
- The property is approximately 10 minutes (750m) away from the Dawson Green line LUAS stop

Travel Times

Pearse Street Dart Station	–	2 minutes
Dublin City Centre	–	5 minutes
Dawson Street Luas Stop	–	10 minutes
Dublin Port Tunnel	–	13 minutes
M50 Motorway Junction 3	–	21 minutes
Dublin Airport	–	28 minutes

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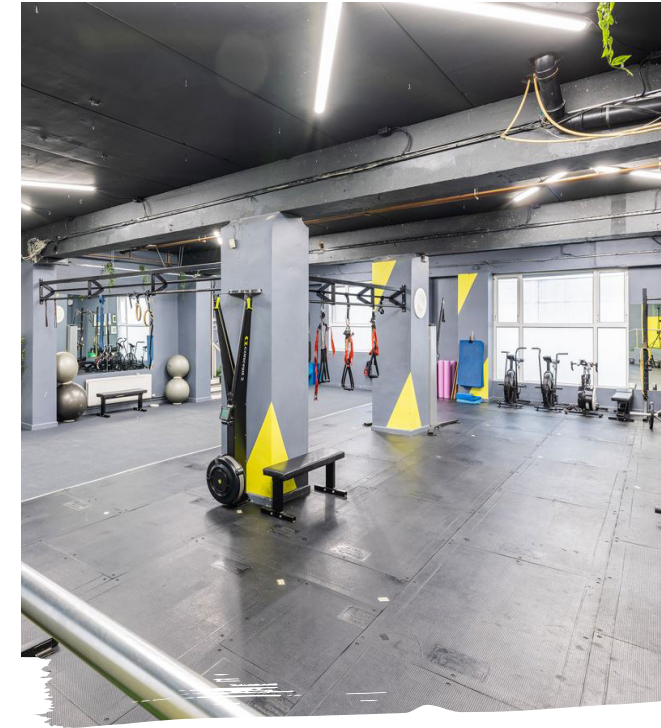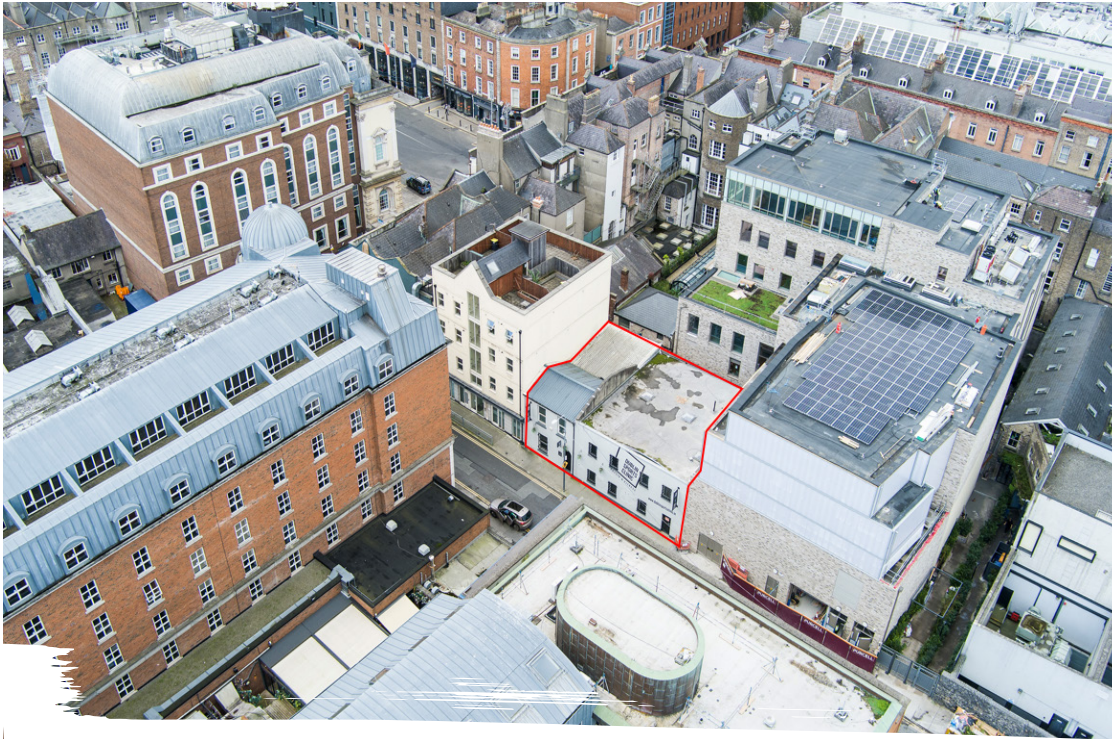
Description

- The property comprises a two-storey terraced building with a two-storey return and is of stone/brick construction, timber and concrete flooring
- The building is supporting a pitched corrugated asbestos roof to the front and a metal deck roof to the rear
- The ground and first-floor windows to the front elevation which provide light to the buildings have grids fitted to them
- The ground floor accommodation is below the street level and would be considered as ground floor/ part basement level office accommodation
- Front access to the property is obtained through a single door with a security shutter fitted and rear access from the service lane off Fenian Street
- The property is currently in use as a gym by Dublin Sports Clinic

Accommodation

	SQ FT
Ground Floor	2,767
First Floor	2,778
Total	**5,545**

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence

24 - 26 South Cumberland Street
Dublin 2 D02 PY84

Tenancy

- Currently occupied by OPR Health and Fitness
- OPR Health and Fitness (now T/A Dublin Sports Clinic) lease commenced on 23/06/2015 for a term of 4 years and 9 months at a rent of €43,860 per annum. We understand the tenant is overholding and a Deed of Renunciation has been signed
- The site has potential for redevelopment subject to planning permission

Price

On application

Terms

For Sale by Prviate Treaty

Viewing

Strictly by appointment only with the sole agent

Building Energy Rating

BER: B2
BER No: 800867368
EPI : 1122.98 kwh/m²/yr

Enquiries

Woody O'Neill
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woody.oneill@jll.com

Rosie Carey
+ 353 86 440 2172
rosie.carey@jll.com

property.jll.ie @JLL Ireland

JLL®