

A four-story brick building facade with a grid of windows and a decorative entrance. The building is constructed of yellowish-brown bricks. The first floor features a large window on the left and a central window. The second floor has two windows, each with a decorative white metal balcony. The third floor has two windows. The fourth floor has three windows. The entrance is on the right, featuring a black door with a white archway and a decorative fanlight. A black metal fence runs along the base of the building.

FOR SALE

44

Lower
Leeson
Street,

Dublin 2.





Highlights

- Impressive four-storey over basement mid-terrace Georgian building
- Entire extends to 5,209 sq. ft. (NIA)
- Self-contained mews and parking to the rear
- Prominent location on Lower Leeson Street
- Vacant Possession

Location

The property occupies a high profile position on Leeson Street and is within walking distance to all city centre amenities, including a host of restaurants, bars, cafés and hotels. St. Stephen's Green and Grafton Street are within a five-minute walk, and a host of public transport facilities are in the immediate vicinity. The surrounding area comprises a mix of offices, leisure and educational uses. This is a prime CBD location and a host of well known and high profile occupiers are located in the immediate vicinity.



Transport Links



Dublin Bikes stations are available on Wilton Terrace



Ample on-street meter parking available on Fitzwilliam Place and Adelaide Road



The Luas green line is accessible at Charlemont, Harcourt Street and St. Stephen's Green



Numerous Dublin Bus routes serve the immediate area

Description

44 Lower Leeson Street

Traditional four-storey over basement Georgian building extending to 4,255 sq. ft.. The property is laid out over five floors with generously proportioned rooms at each floor level. Maintained to a high standard the property retains many original Georgian features with attractive cornicing and ceiling roses throughout.

The basement, which is self-contained, is accessed directly from Lower Leeson Street. Laid out to provide largely open-plan space, the basement provides attractive cut stone walls. It is suitable for a variety of uses and lends itself well for conversion to a café, wine bar, gym or to be reinstated as a contemporary office (SPP). There is a floor-to-ceiling height of 2.9m. There is parking for at least six cars to the rear.

44 Leeson Place

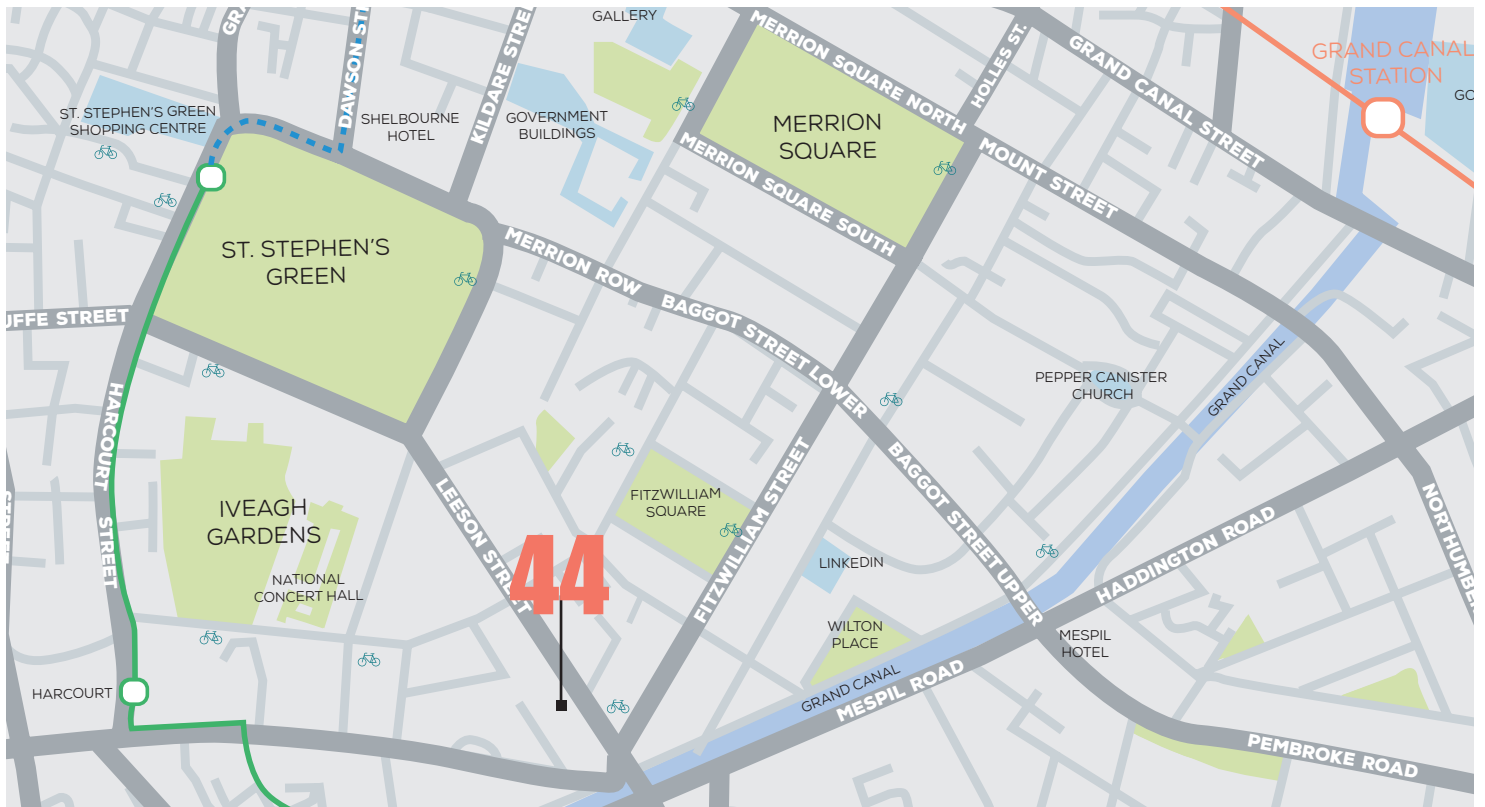
The Mews which is accessed off leafy Adelaide Road extends to 954 sq. ft. over two floors and is currently in office use. However, given its proximity to the Royal Victoria Ear and Eye Hospital, it would also be suitable for medial use (SPP). Alternatively, the new owners may choose to convert to residential use (SPP).

Mews	Sq. M. (NIA)	Sq. Ft. (NIA)
Ground	48.64	524
First	40.02	431
Total	88.66	955



Floor Level	Sq. M. (NIA)	Sq. Ft. (NIA)
Basement	110.26	1,284
Ground	56.25	605
First	87.53	942
Second	59.03	635
Third	73.2	787
Total	395.24	4,255





For identification purposes only.

Title

We understand the property is held under Freehold title.

BER

Exempt.

Available in one or more lots

- Lot 1 - The entire - 44 Lower Leeson Street, 44 Leeson Place and car park
- Lot 2 - 44 Lower Leeson Street and car park
- Lot 3 - 44 Leeson Place

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