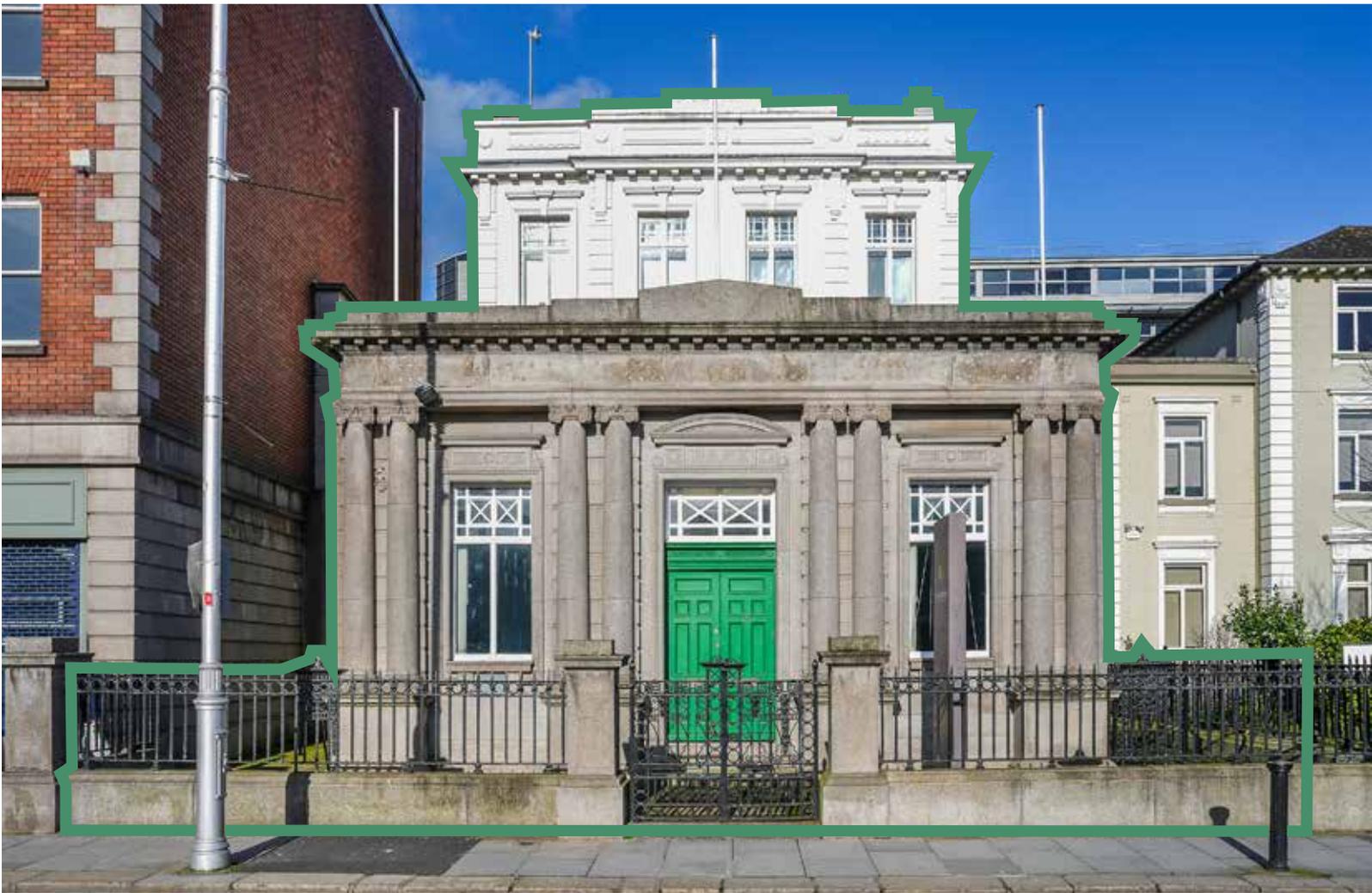




FOR SALE
BY PRIVATE TREATY



BANK



A historic landmark property
with development potential



**FOR SALE
BY PRIVATE
TREATY**

AMV: €1,850,000

OVERVIEW

Prime Riverside Investment & Development Opportunity.

24–25 Arran Quay comprises a substantial and prominent early 20th century building occupying a prime position on the south facing side of Arran Quay. Overlooking the River Liffey and within immediate walking distance of the Four Courts, Smithfield, Temple Bar and the north city core. The property offers a rare opportunity to acquire a historically significant riverside asset with strong income potential and longer term redevelopment or repositioning upside, subject to planning.

The building extends to approximately:

Main Building	445 m ² (4790 ft ²) NIA
Residential House	69 m ² (742.7 ft ²) NIA
Total	514 m² (5532.7 ft²) NIA

Over multiple floors and is currently configured to provide a mix of commercial and residential accommodation. The property benefits from extensive frontage to Arran Quay and uninterrupted views across the Liffey towards the south city.



LOCATION

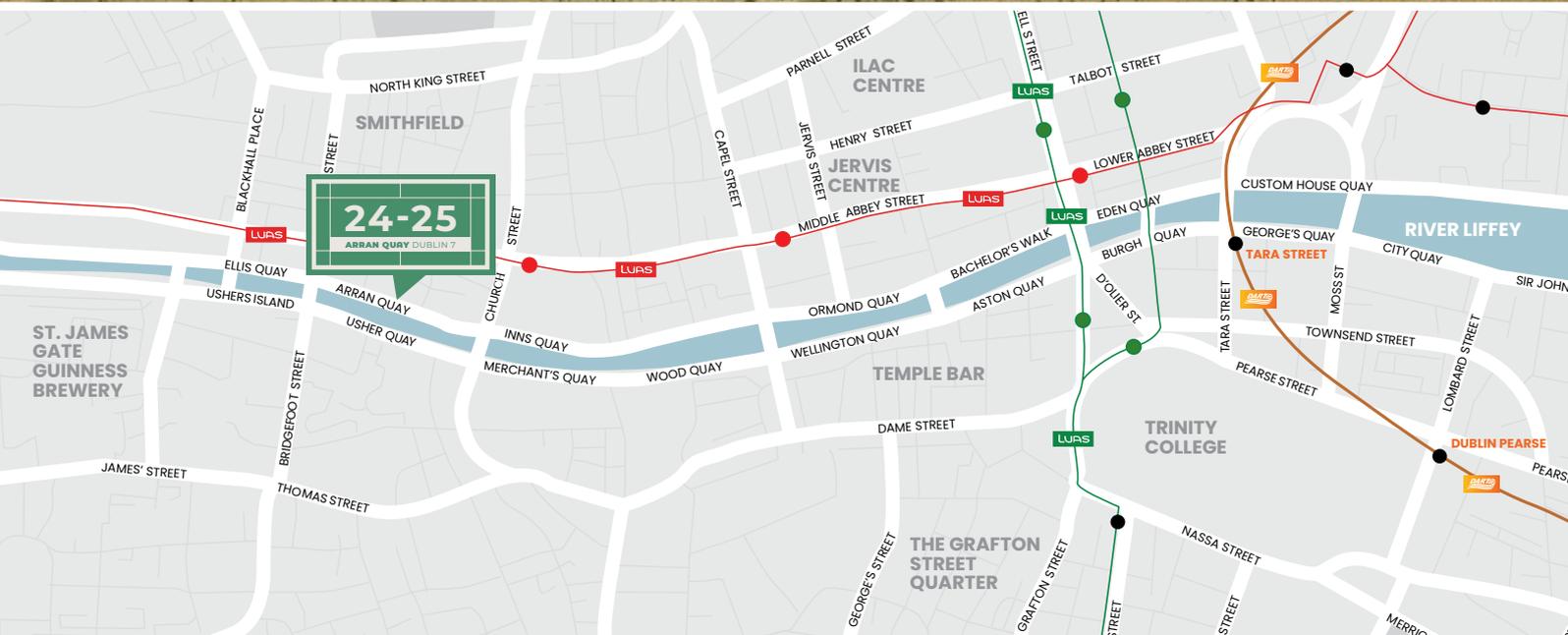
Arran Quay is a well established city centre location forming part of the historic north quays of Dublin.

The area has seen sustained regeneration in recent years, driven by the Four Courts, Smithfield regeneration, Grangegorman DIT campus, and significant private and public investment.

Key nearby amenities include:

- The Historic Dublin Fruit & Vegetable Market, currently undergoing major refurbishment
- The Four Courts
- Smithfield LUAS stop
- Capel Street retail and restaurant district
- Temple Bar and the south city core
- Heuston Station (within easy reach)

The property is served by public transport, including LUAS (Red Line), Dublin Bus routes, and city centre cycle infrastructure. The Smithfield LUAS stop is approximately a one-minute walk from the property, providing direct connectivity to Heuston Station, Connolly Station (DART services) and onwards to The Point.





DESCRIPTION

The property is a substantial landmark building of traditional masonry construction, arranged over ground and upper floors. The façade displays classic proportions and detailing, contributing positively to the architectural character of the quays.

Internally, the building has been adapted over time for commercial use, while retaining elements of its original layout and proportions. Floorplates are regular in configuration, allowing for flexible use and future reconfiguration.

Subject to planning permission, the former banking hall would lend itself to conversion to an impressive restaurant, retail or other commercial and residential uses. Benefiting from its scale, volume and architectural detailing. The hall's character and natural light provide a strong parallel with successful city centre restaurant conversions.

The upper floors, previously occupied by a marketing company and fitted out in a distinctive and characterful style, could be reimagined for residential use. Subject to the necessary consents, this accommodation would suit conversion to a high quality city residence or piedàterre, enjoying southfacing views directly over the River Liffey.



ACCOMMODATION

The accommodation is arranged over multiple floors and currently provides a combination of office / commercial space. Full floor by floor areas and layouts are available upon request.

Floor areas:

- Commercial accommodation 445 m² (4790 ft²) NIA
- 2 Bedroom House 69 m² (742.7 ft²) NIA

A measured survey can be provided to interested parties.







ZONING & PLANNING

The property is located within an area zoned Z5 – City Centre under the Dublin City Development Plan, which permits a wide range of uses including commercial, residential, cultural, and mixeduse development, subject to planning permission.

The Z5 zoning objective seeks to sustain and enhance the vibrancy of the city centre while respecting the historic fabric and architectural character of the area. This zoning supports both continued commercial use and potential residential or mixeduse reconfiguration, subject to statutory consents.

24-25 Arran Quay is included on the Record of Protected Structures (RPS Ref. 263), reflecting its architectural and historical significance. Purchasers should have regard to the relevant conservation requirements.

INVESTMENT CONSIDERATIONS

- Prime riverside city centre location
- Strong architectural character and presence
- Flexible Z5 City Centre zoning
- Potential for asset management and reconfiguration
- Longterm redevelopment or mixeduse potential (subject to planning)
- Close proximity to major legal, institutional and commercial occupiers
- VAT does not apply
- Potential redevelopment of car park
- Secure parking for 6 cars

TITLE

The property is held freehold.

BER

BER rating: Exempt





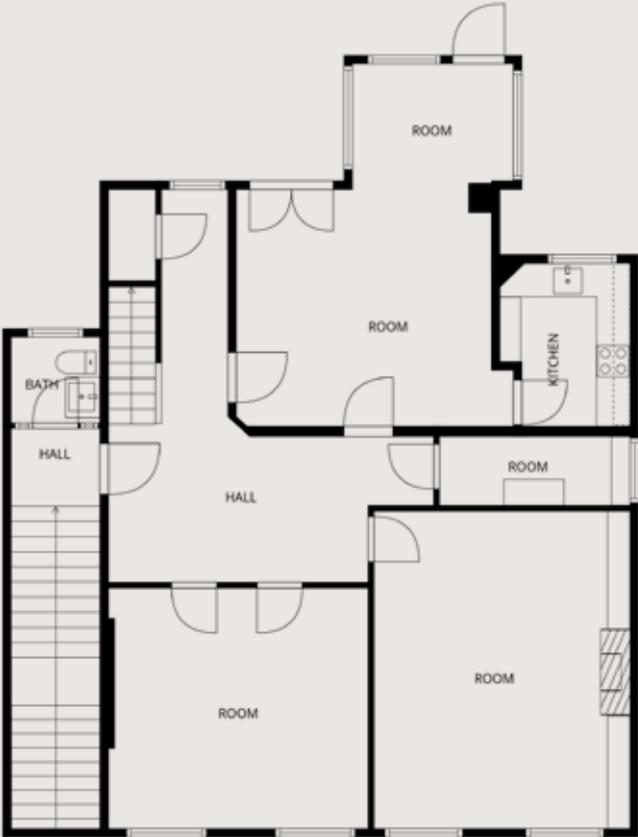




FLOORPLANS

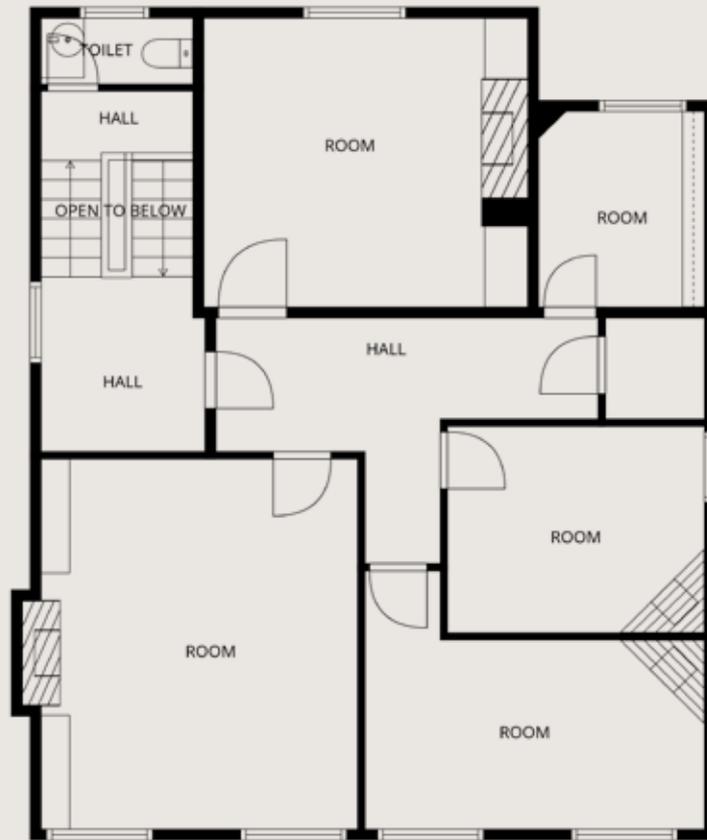


Ground Floor



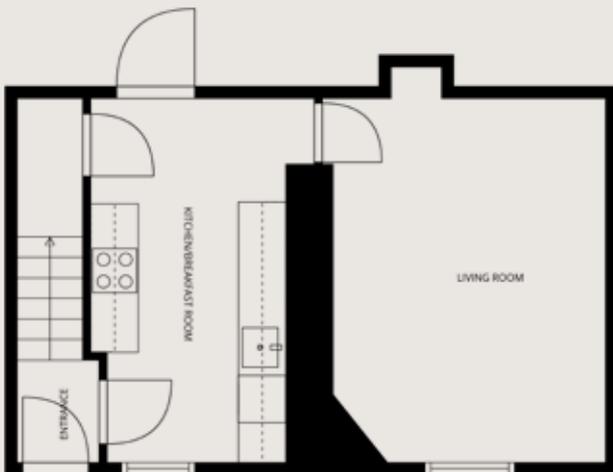
1st Floor

FLOORPLANS



2nd Floor

2 Bedroom House



Ground Floor



1st Floor



BESPOKE
ESTATE AGENTS

**VIEWINGS ARE STRICTLY BY APPOINTMENT
THROUGH THE SOLE SELLING AGENTS.**

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BER EXEMPT

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