

84 Middle Abbey Street

DUBLIN 1

**Mixed Use City Centre Refurbishment
Opportunity (Licensee not Affected)**

For Sale By Private Treaty



savills

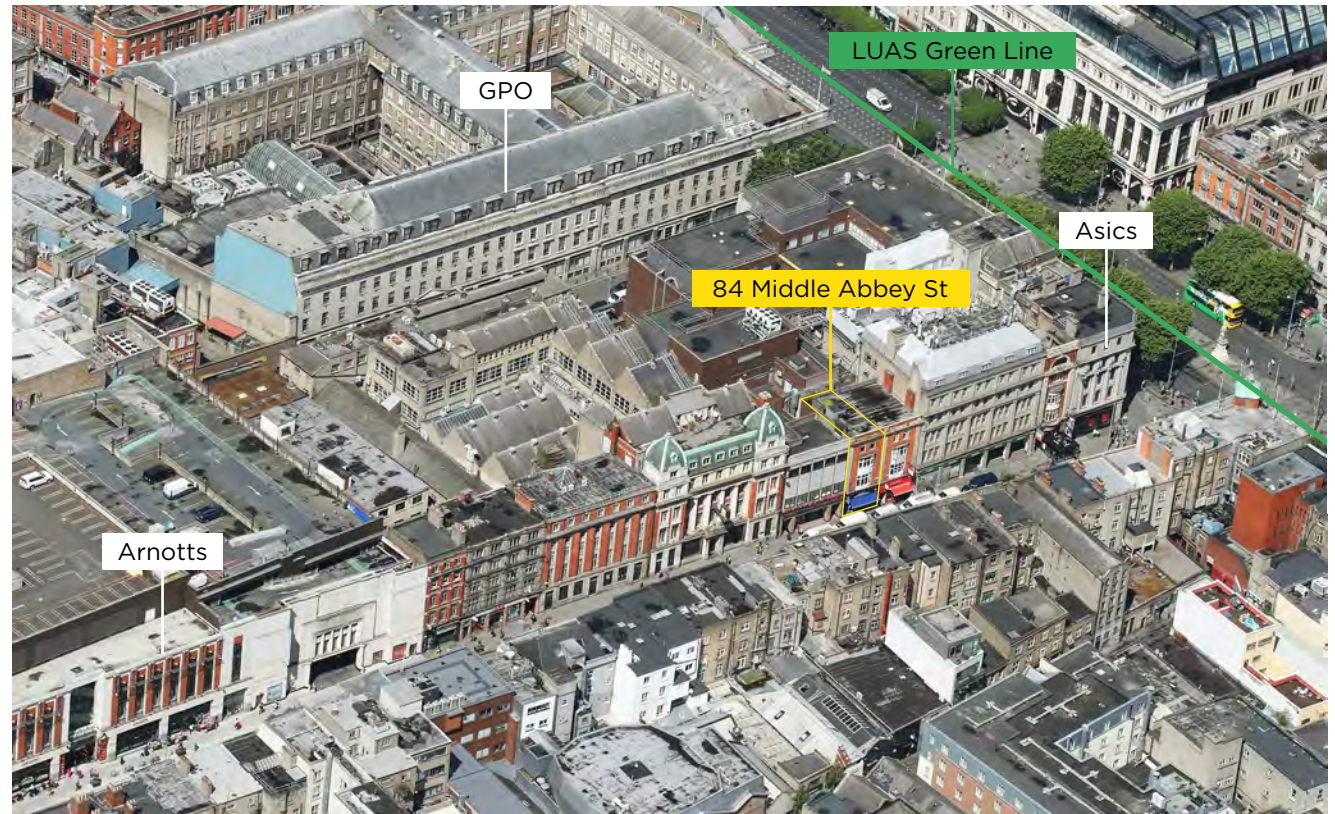
LOCATION

84 Middle Abbey Street occupies a pivotal north Dublin city centre location.

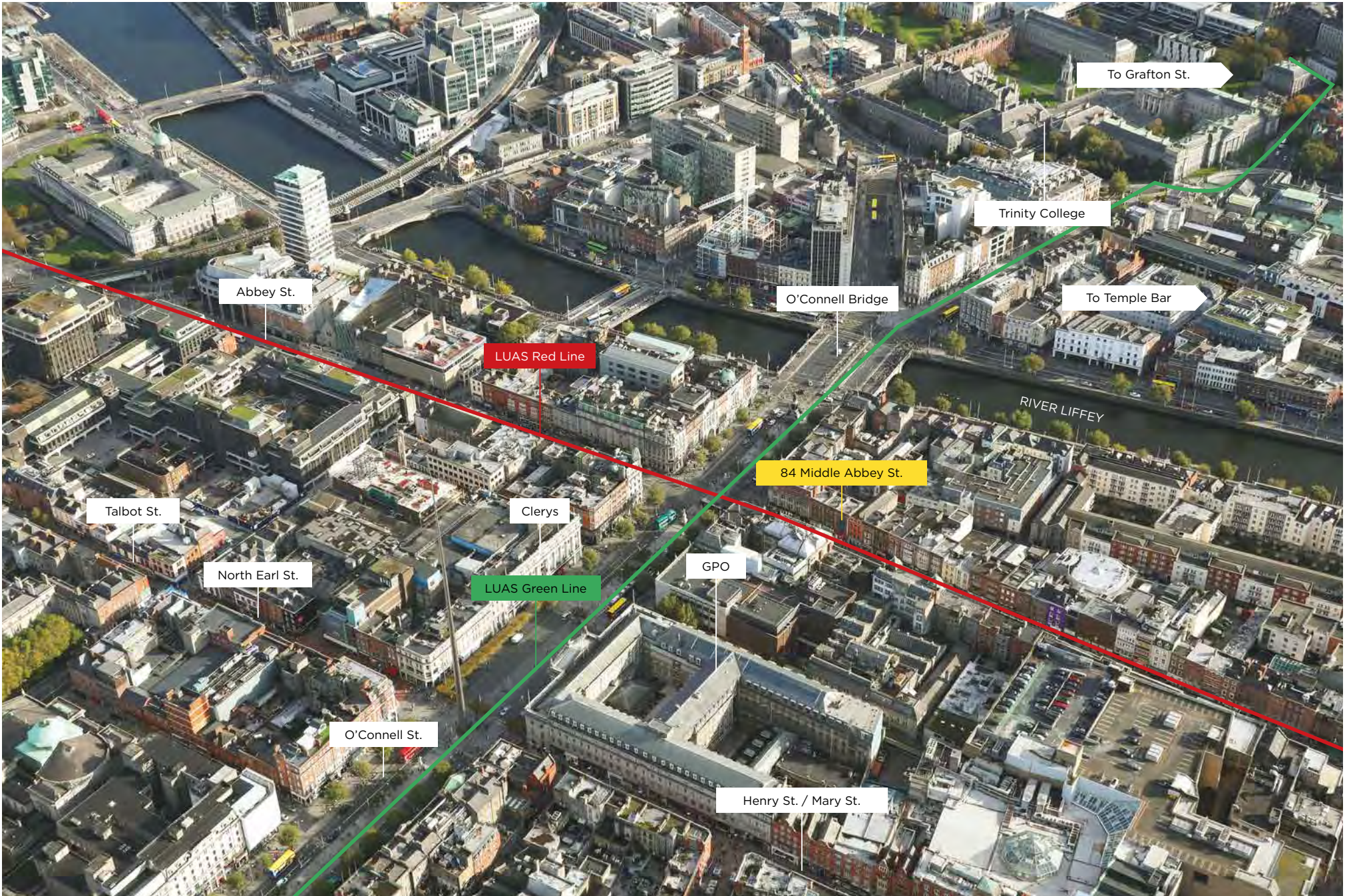
Immediately adjacent to O'Connell Street, Henry Street and Liffey Street, the property is within close proximity to Arnott's, the Red Line Luas, while Temple Bar, Westmoreland Street, College Green, Dame Street and Grafton Street are but a short stroll away.

Adjacent and nearby occupiers include Penney's, H&M, Decathlon, Asics, Eason's, Jervis & ilac Shopping Centres.

Trinity University, TU Bolton Street and Cathal Brugha are all within close proximity to the subject property.



(For illustrative purposes only)



DESCRIPTION

The property comprises of a mixed use mid-terraced building providing for café/ commercial use at ground floor and basement, while the upper floors provide for 3 vacant 2-bedroom residential units.

While requiring some refurbishment, the property is in good condition throughout, but clearly offers potential for a variety of alternative uses subject to planning including hospitality and/or leisure use.

The ground floor and basement are held by Green Fresh coffee Ltd on a short-term licence subject to a passing rent of €40,000 per annum exclusive.

FLOOR AREAS GIA:

FLOOR	SQ FT	SQ M
Basement	937 sq ft	87.05 sq m
Ground Floor	779 sq ft	72.35 sq m
First Floor Residential Unit	772 sq ft	71.73 sq m
Second Floor	772 sq ft	71.73 sq m
Third Floor	772 sq ft	71.73 sq m
Total	4,032 sq ft	374.59 sq m

(All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)





Location map – for indicative purposes only

GUIDE PRICE

€1.4m

TITLE

Freehold

VIEWING

Strictly by prior and accompanied appointment

BER



CONTACT

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