

FOR SALE BY PRIVATE TREATY

10 Wynnefield Road,
Rathmines, Dublin 6.
D06 Y8X6



- Prime development opportunity in the heart of Rathmines Village.
- Total site area c 0.19 acres (8,190 Sq.ft)
- 52 metres street frontage
- Zoned Z4
- Suit a variety of mixed use schemes (subj. to planning)
- Full vacant possession

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86 - 88 LEESON STREET LOWER, DUBLIN 2.

LOCATION

This property is located on the west side of Wynnefield Road which is a one-way street linking Charleville Road to Lower Rathmines Road. This is an excellent location and is only a few minutes' walk from the centre of Rathmines and all the amenities it offers. Rathmines is a prime residential area and is a popular location for those working in the city centre being only 3.4 km away.

Rathmines is well served by public transport with numerous bus routes and the Luas stop in Ranelagh is only a ten 10 minute walk.

The character of the surrounding area is mixed being primarily commercial with retail, offices and residential uses. The housing stock is made up of period houses and some private apartment developments. Nearby is St Marys National School, St Louis High School, Rathgar Library, Swan Leisure Swimming Pool, and the Town Hall.

Rathmines is bustling day and night, boasting a variety of retail, F+B and entertainment options. This is a pivotal village centre location close to Tesco, Aldi and Lidl. Swan Omniplex and recent newcomers like the Stella, Elephant & Castle, and Fallon & Byrne are all close by adding to the overall vibrancy and diversity which typifies Rathmines.



Proposed Elevation – Wynnefield Road

DESCRIPTION

The subject site is regular in shape which currently houses a number of commercial buildings fronting onto Wynnefield Road. Two former coach houses positioned at the front of the site are currently in warehouse use, and there is a more modern two storey building which is laid out as showroom and offices.

The total site area is c 0.19 acres (8,190 Sq.ft) and has c 52 metres frontage to Wynnefield Road.

ACCOMMODATION

| | | | |
|--|---------------------|------------|-------------|
| Coach Houses | Warehouse / Storage | 404 Sq.m | 4,348 Sq.ft |
| Workshop | Workshop / Storage | 83.64 Sq.m | 900 Sq.ft |
| Two-Storey Property | | | |
| Ground Floor | Retail / Showroom | 51 Sq.m | 549 Sq.ft |
| First Floor | Offices | 58 Sq.m | 624 Sq.ft |
| Total approx. net internal floor areas | | 587 Sq.m | 6,318 Sq.ft |

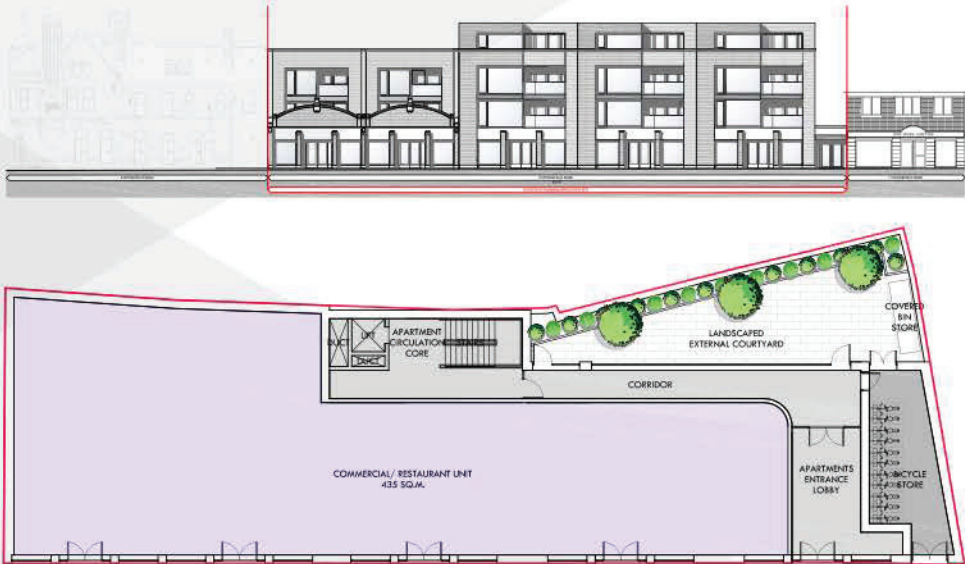
TOWN PLANNING

The property is zoned Z4 “To provide for and improve mixed services facilities” in the Dublin City Development Plan 2016-2021. This permits a range of residential, commercial and community and social based uses.

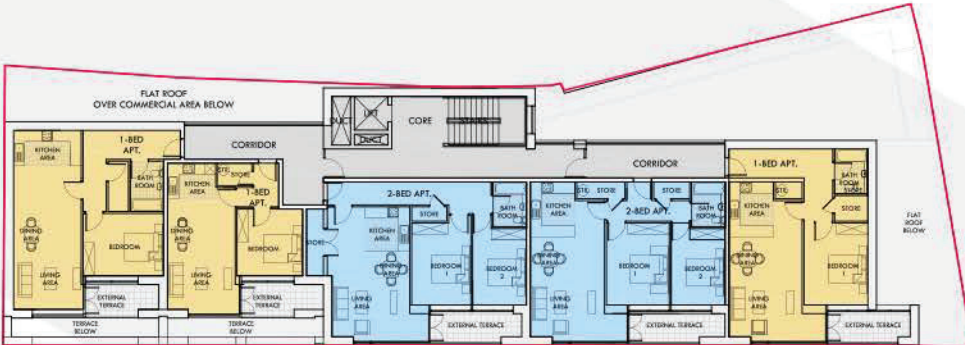
FEASIBILITY STUDY/ DEVELOPMENT OPTIONS

Hugh Wallace and his team at Douglas Wallace have designed an apartment scheme over four levels. This includes 6 x two bedroom apartments, 7 x one bedroom apartments and a large commercial space at street level. This schematic is purely indicative and interested parties should make their own enquiries and satisfy themselves in this regard.

GROUND FLOOR



FIRST & SECOND FLOOR



THIRD FLOOR



THE OPPORTUNITY

The property is being offered for sale by private treaty. The existing owners are prepared to remain on site under a licence for a period of 12-18 months, during which time the successful purchaser could submit an application for a scheme of development.

TITLE Two 999 year leases subject to the total annual rent of £36

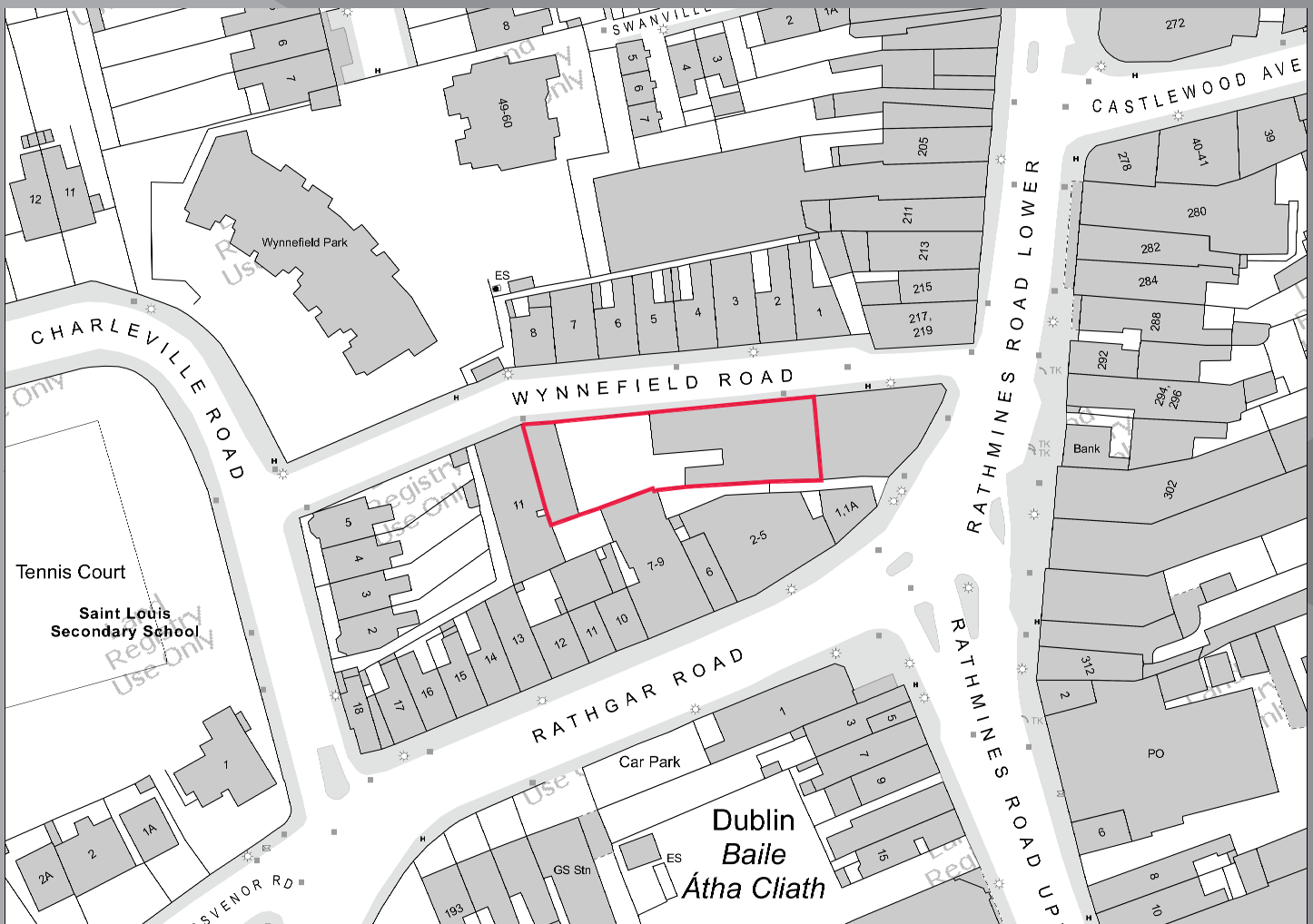
BER **BER D2**

VAT We understand that VAT will NOT apply to this transaction.

RATES The local authority rates for 2019 are €7490.70

PRICE On application

VIEWING Strictly and only by prior appointment through the sole selling agents.



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