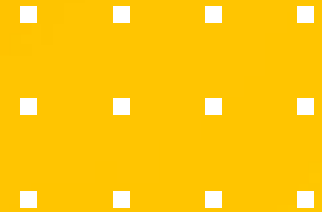


# 230 Merrion Road, Ballsbridge

DUBLIN 4

For Sale By Private Treaty



savills



LOCATION

The property occupies a prominent location with frontage directly onto the bustling Merrion Road/ Rock Road. The property is situated adjacent to Our Lady Queen of Peace Church, opposite to St. Vincent’s Hospital and the Merrion Shopping Centre while convenient to Booterstown, Blackrock and Donnybrook.

DESCRIPTION

The property comprises of a vacant detached two storey over basement former bank building. The ground floor accommodation offers a mix of open plan area and cellular offices/ stores. The upper floor provides for a mix of additional offices and ancillary accommodation.

The basement comprises of 2 banking vaults and store room.

To the rear, the property provides for a vacant site which was previously utilised for off-street parking for approx. 15 cars.

DEVELOPMENT POTENTIAL

While in need of some refurbishment, the property does offer scope for a variety of uses including professional practice or conversion to residential/ mixed use, subject to planning permission.

Zoning

The property is Zoned objective Z3

*“To provide for and improve neighbourhood facilities” in the Dublin City Development Plan 2022-2028.*

Permitted in Principle:

Assisted living, beauty/ grooming services, bed and breakfast, buildings for the health, safety and welfare of the public, café/tearoom, car park, childcare facility, community facility, craft centre/ craft shop, creative and artistic enterprises and uses, cultural/recreational building and uses, delicatessen, education, enterprise centre, funeral home, garden centre/ plant nursery, guesthouse, home-based economic activity, industry (light), laundromat, live-work units, medical and related consultants, office, off-licence (part), open space, primary health care centre, public service installation, residential, restaurant, shop (local), shop (neighbourhood), sports facility and recreational uses, training centre, veterinary surgery.



Rear Carpark

Accommodation	Net Internal Area (NIA)	
Level	SQ M	SQ FT
Basement	83	893
Ground Floor	138	1,485
First Floor	52	559
Total	273	2,937

Site Area	Acre	Hectare
Overall Site Area	0.258	0.104
Vacant Site to Rear	0.156	0.063

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

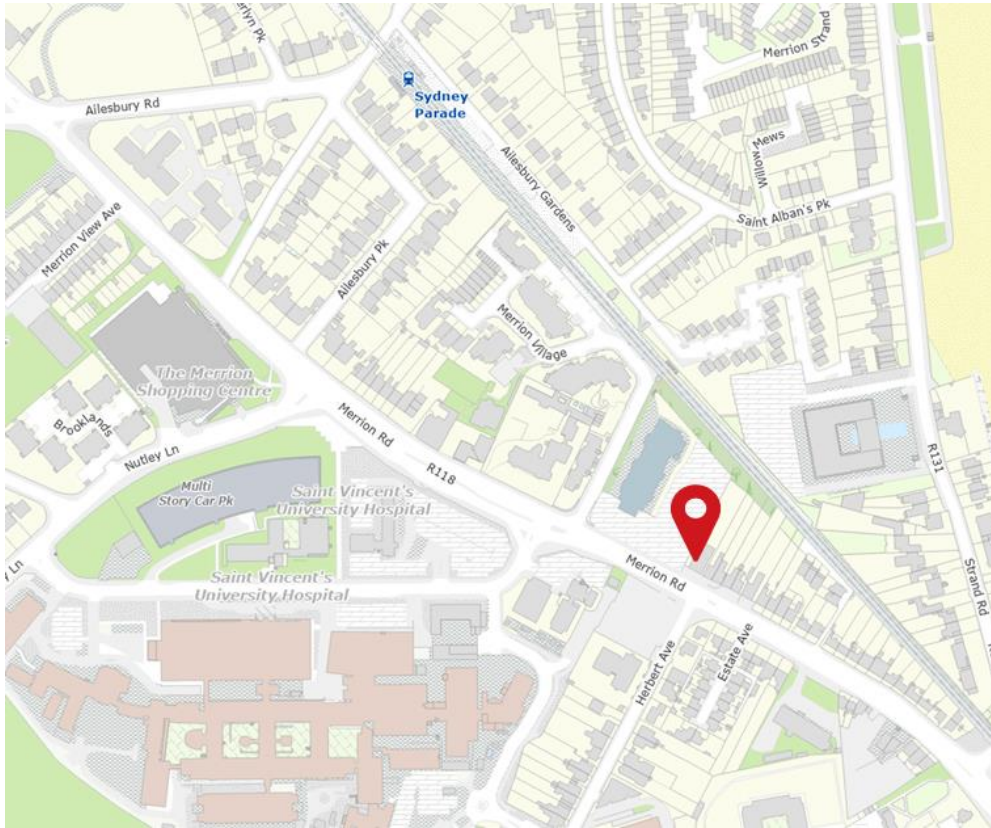


Ground Floor Interior







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**GUIDE PRICE**

Excess €975,000

**TITLE**

Title to the property is held freehold and is available with full vacant possession.

**VIEWING**

Strictly by appointment through the sole selling agent.

**BER****CONTACT**

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