



74 Amiens Street Dublin 1

- Mid Terrace Georgian Building
- Two Storey over Basement
- c. 138 sq. m. (1,486 sq. ft.) + Car Spaces
- Vacant Possession



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**FOR
SALE**

LOCATION:

The property is situated on Amiens Street, close to the junction with Seville Place and the Five Lamps at North Strand Road, on the north side of Dublin City.

The area benefits from its proximity to the City Centre as well as its accessibility to public transport including the LUAS Red Line, DART and commuter train services in Connolly Station and Busaras bus depot.

The building is located within close proximity to the IFSC providing access to a large range of amenities including retail outlets, banks, cafes, bars and restaurants.

This area of the city is due to be regenerated with the development of "Connolly Quarter", which will further strengthen this location.

DESCRIPTION:

The property is a two storey over basement, mid terrace, Georgian office building. It extends to a net internal area of c. 138 sq.m. (1,486 sq.ft.).

It was constructed in c. 1840 and is of concrete block construction with a red brick façade and a pitched slate roof. The building is a protected structure.

Internally, the ground floor provides 2 offices with a meeting room to the rear. The 1st floor provides 3 offices and a w.c. on the 1st floor return. The basement provides 2 offices, a kitchen and an understairs storeroom.

The property is well maintained and retains many of its period features including, sash windows, original cornicing and feature fireplaces.

The heating is gas-fired central heating.

The property benefits from secure car parking spaces to the rear, accessible through Frankfort Cottages.

TITLE: Freehold

Commercial Rates: c. €3,415 per annum

BER: Exempt

The approximate Net Internal Floor area is:

NIA	sq. m.	sq. ft.
Ground Floor	50.4	543
Basement	47.5	511
First Floor	40.2	432
Total	138.1	1,486

Car Parking is Provided to the Rear of the Property

All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence



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