

FOR SALE
BY PRIVATE TREATY

SOLE SELLING AGENT

JOHN COLEMAN

O +353 1 633 3755
M +353 87 272 7559
E john.coleman@colliers.com

Colliers

Colliers
Hambleden House,
19-26 Lower Pembroke Street,
Dublin 2, Ireland
+353 1 633 3700

colliers.ie

PSRA Licence No. 001223

SOLICITORS

MANGAN O'BEIRNE

Solicitors LLP & Notaries Public
31 Morehampton Road, Dublin 4

TITLE
Freehold

BER
BER EXEMPT



27 EUSTACE STREET

Temple Bar, Dublin 2

The property comprises a four storey over basement period property. Internally the property is laid out to provide for retail accommodation at ground floor level to the front, with offices to the rear and storage at basement level. The upper floors are in office use and require refurbishment but are generally laid out to provide for plastered and painted walls and ceilings, suspended ceiling tiles with strip fluorescent lighting and carpet covered floors.

We understand the entire extends to approx. 369 sq m (3,972 sq ft). Note that we have not measured the property and have relied on areas provided.

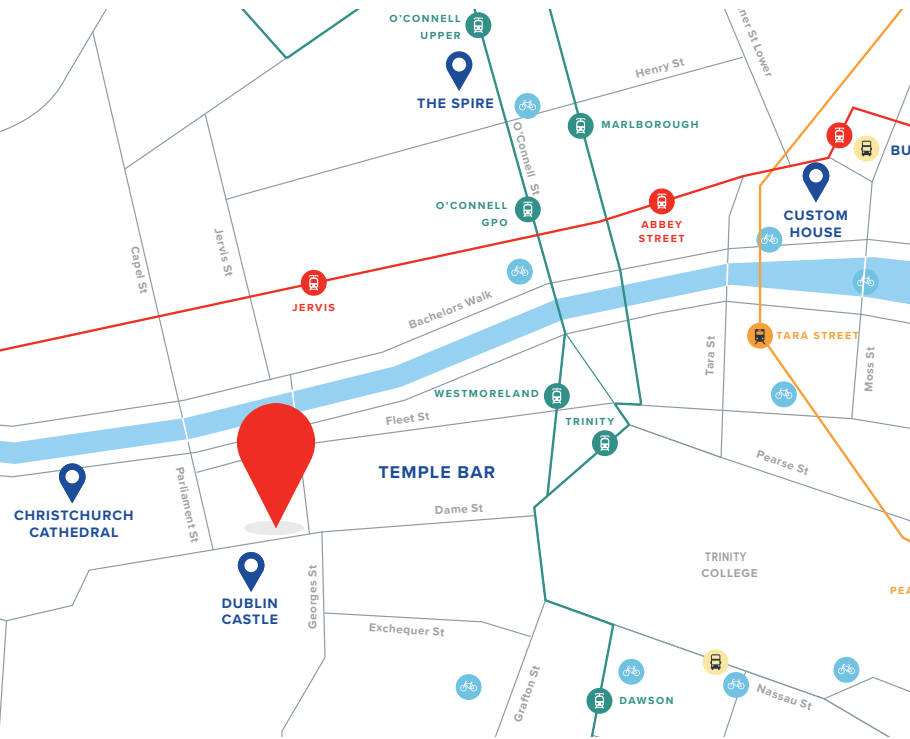
- > Unrivalled city centre location
- > Excellent public transport links
- > Located in the heart of Temple Bar - Dublin's cultural quarter
- > Extends to 369 sq m (3,972 sq ft)
- > Full planning permission for coffee shop and 11 hotel rooms

Accelerating success.

Location

The property is located on the eastern side of Eustace Street in Temple Bar, close to its intersection with Dame Street.

This would be considered the heart of Temple Bar, Dublin's cultural quarter - a popular city centre location, that enjoys all the amenities the city has to offer. Just a short stroll from the city's principal retail thoroughfares of Grafton Street, Henry Street and Jervis Street together with countless bars, cafes, restaurants and hotels.

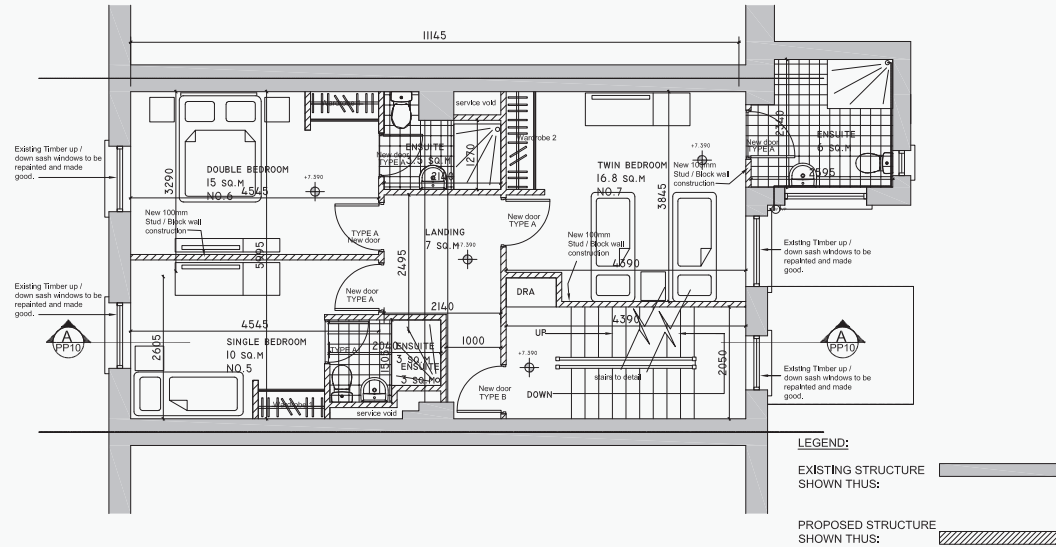


DEVELOPMENT POTENTIAL

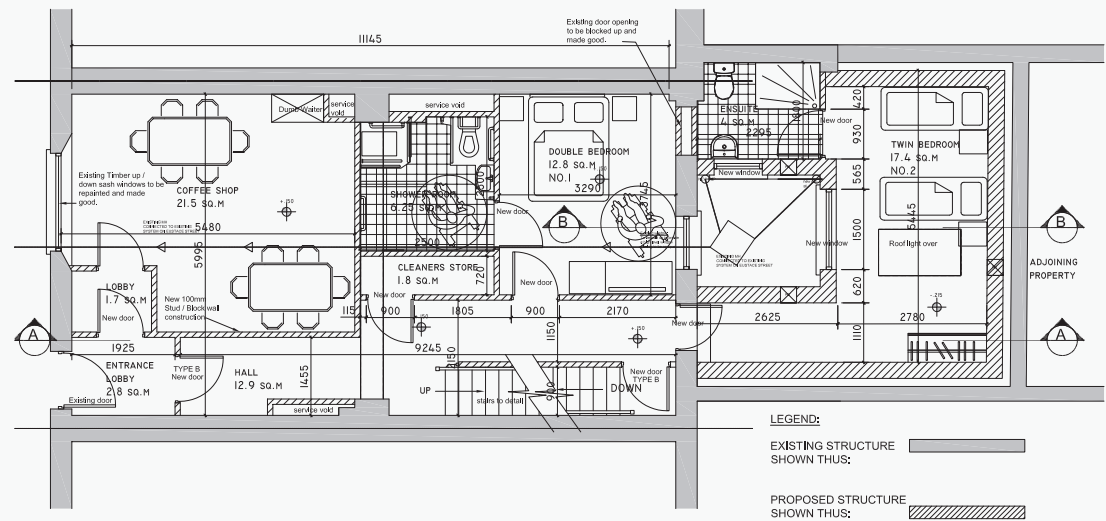
Full planning permission (application no. 4491/19) was granted in January 2020 for a coffee shop and 11 double / twin bedrooms comprising two ensuite hotel bedrooms at ground floor; including one invalid friendly bedroom and one ensuite bedroom in single storey extension to the rear; kitchen, staff rooms, storage and plant rooms at basement level, and 9 no. ensuite hotel bedrooms on the first, second and third floors.

Sample of Proposed Floor Plans

SECOND FLOOR



GROUND FLOOR



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