



Colliers



FOR SALE

By Private Treaty

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59 Morehampton Road, Donnybrook, Dublin 4. D04 XV63

- > Prime Freehold Building
- > High profile Main Road position
- > Approx c 197 sq m (GIA)
- > Rear Access with Parking
- > Mews potential (subject to pp)
- > Full Vacant possession

Accelerating success.

DESCRIPTION



High-Profile Property in Prestigious Dublin 4 Location on Morehampton Road

The property occupies a high-profile position on the southern side of Morehampton Road in leafy Dublin 4 midway between its junctions with Marlborough Road and Morehampton Terrace.

Morehampton Road links Donnybrook to the city centre and the property is located less than 1.5 km from St Stephens Green and everything Dublin City Centre has to offer. This is a prime location in the heart of a much sought after south city suburb and is within easy walking distance to Grafton Street, Ballsbridge and Ranelagh.

The property comprises an attractive two storey over basement commercial building with a GIA of 197sq m and operated as a credit union for many years. It is ideally suited to any professional business however it would also suit a variety of other commercial, medical or conversion to residential which are all permissible uses under the current zoning. There is large 65 ft garden to the rear which is accessed via an electrically operated full width roller shutter and is laid out to provide parking 4/5 cars. Further development of the rear yard may also be considered by prospective purchasers seeking to capitalise on any development potential.

The building is of traditional construction with brick and masonry walls, red brick façade, suspended timber floors and pitched slate roof over. Internally it is laid out to provide banking hall and managers office at hall level with a large open plan office and kitchen on the first floor. The basement has ancillary office and storage accommodation. There are double glazed aluminum framed windows throughout and other services include gas fired central heating, fire and intruder alarms.

This is a really neat well located building and will appeal to any owner occupier, developer or investor seeking such a prime location.

ACCOMMODATION

Level	NIA sqm	GIA sq m
Ground Floor	50.64	69.48
First Floor	52.49	65.27
Basement	41.14	63.00
TOTALS	144.27	197.75

Outside Garden and ramps to front. 65 ft gravel yard to rear with parking for 4/5 cars

LOCATION

Abundant Amenities and Excellent Connectivity, Steps from Herbert Park and Aviva Stadium

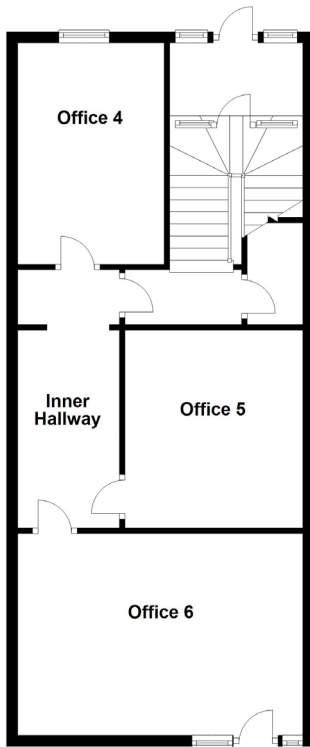
The area boasts a host of amenities including Herbert Park with its tree lined walks, tennis courts, playing pitches and children's playground. The Aviva Stadium is also within walking distance and nearby occupiers include Donnybrook Fair, Terroirs, The Butlers Pantry, The Grafton Barber, Nourish, Juice + Coffee, Boots, Pure Pharmacy and Marco Pierre White to name a few.

The area is well served by public transport with the QBC running directly outside ,and a short walking distance to LUAS stops at both Ranelagh and Beechwood and the DART at Lansdowne Road.

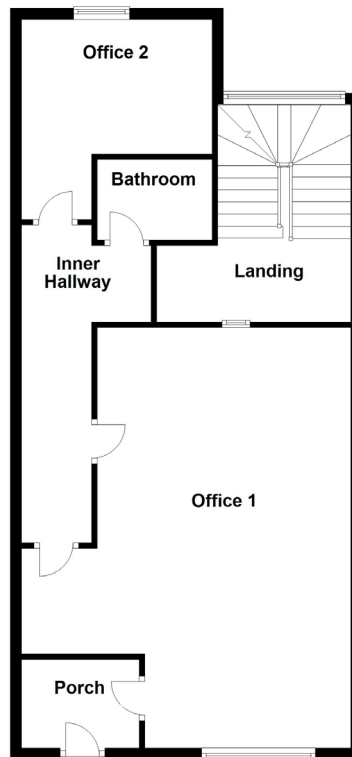


FLOORPLANS

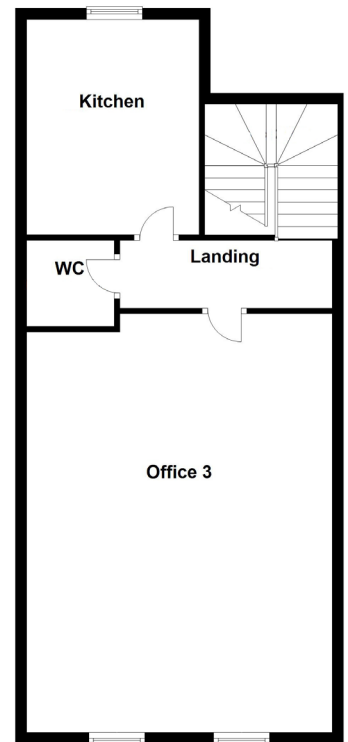
Basement



Ground



First



Zoning

Z4 - "to provide for and improve mixed services facilities". Permissible uses include "childcare facility, education, embassy, guest house, medical and related consultants, or residential"

BER

Exempt

Title

We are advised the property is Freehold

Rates

The local authority rates for 2024 are €5,900.

VAT

We understand that there will be No Vat on the purchase price.

Price

Seeking Offers in excess of €900,000 (subject to contract)



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