

# FOR SALE OR TO LET

Retail Building / Development Opportunity  
With Vacant Possession

**21** BAGGOT  
STREET  
UPPER  
DUBLIN 4



# 21 BAGGOT STREET UPPER DUBLIN 4

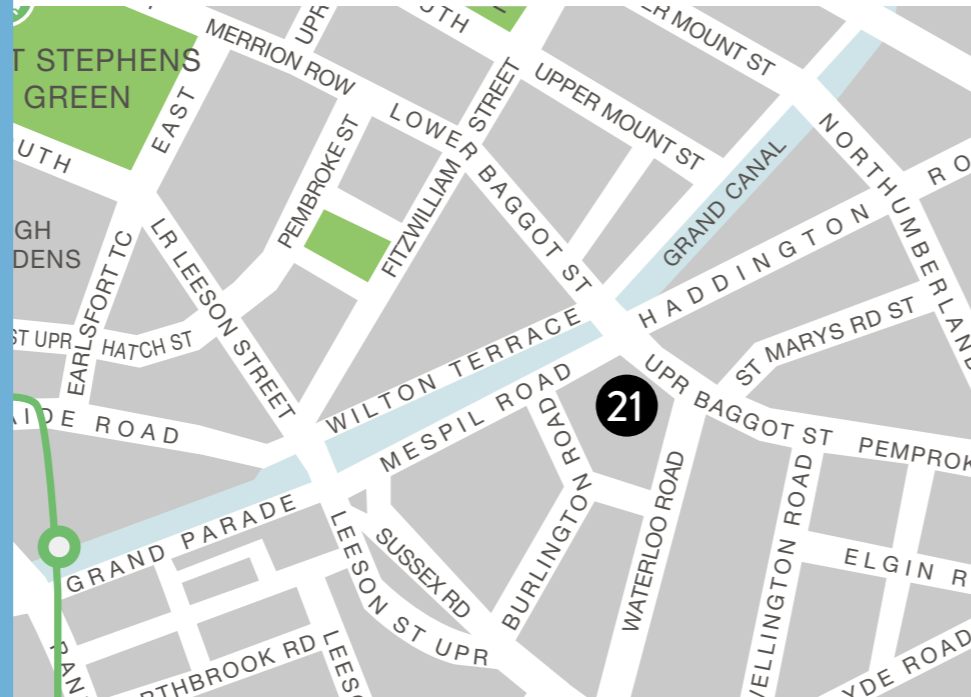
## INVESTMENT SUMMARY

- / Unique opportunity to purchase a high-profile retail property with vacant possession and development potential (S.P.P)
- / For Sale by way of Private Treaty
- / Freehold sale with the benefit of vacant possession
- / Future development potential to the rear and air rights above (Subject to Planning Permission)
- / Site Area of 0.8 acres
- / Currently in retail use but would suit a variety of uses (S.P.P)
- / Entire building extending to 720.1sq.m (7,751 sq ft) over four floors GIA

## LOCATION

Baggot Street Upper is one of Dublin's busiest thoroughfares, most sought after and well-served location with numerous offices and businesses in the locality.

There is a wide array of restaurants, cafes, bars and shops located on the street and thus benefits from high levels of passing footfall and is considered the central retail hub for the immediate office work catchment.



The immediate area is home to a large number of high-profile office occupiers including Bank of Ireland, Amazon, Sky, CBRE and many more.

All major public transport services are nearby. DART, Luas Cross City expansion now completed.

Adjoining occupiers include:



## PROPERTY DETAILS

A four-storey over basement building terraced Georgian townhouse extending to a Gross area of 720.1 Sq m.

The ground floor retail unit is currently in use as a hardware and lifestyle store. The basement, in storage use with toilet facilities. There is access to the rear onto a yard for goods inward. The three upper floors are in office use; however, these are accessed internally.

## ACCOMMODATION

Floor	Use	Sq m	Sq ft
Ground	Retail	289.7	3,118
Basement	Storage	238.7	2,569
First	Offices	63.9	688
Second	Offices	63.9	688
Third	Offices	63.9	688
<b>Total</b>		<b>720.1</b>	<b>7,751</b>

\* An assignable set of floor plans has been completed by Fourwalls Group Consulting and are available. Any intended purchaser will need to satisfy themselves as to the exact size of the subject property.

## PLANNING

The property is situated in an area zoned Objective Z4 "To provide for and improve mixed-services facilities" under Dublin City Council Development Plan 2016 - 2022. The property is a listed Protected Structure (#451) under the Dublin City Council record of protected structures.

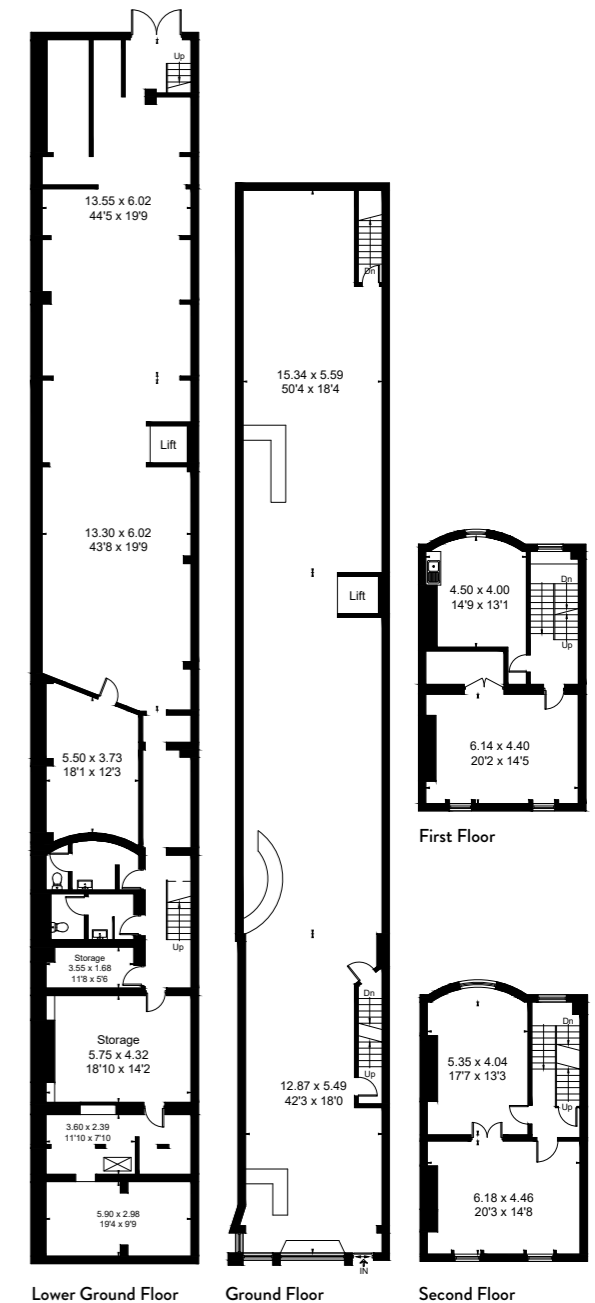
## TITLE

Freehold

## OPPORTUNITY

The sale of the property is with full vacant possession available on completion of the sales contract.

Future development potential to the rear (Subject to Planning Permission) and also provides a unique opportunity to deliver a feature retail/leisure destination at a premier Dublin address.



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## TIMING

Available immediately

## METHOD OF SALE

For Sale by Private Treaty

## GUIDE PRICE

Offers sought in excess of  
€2,750,000 exclusive of VAT

## QUOTING RENT

On Application

## LEASE

The property is available to let by way of a new long-term lease (FRI)

## RATES:

We understand that the Local Authority Rates payable in 2019 are €21,819

## BER

The property is a protected structure and thus BER exempt

## VIEWING

Strictly by appointment only with the sole selling agent

## CONTACT

### SELLING AGENT

# CBRE

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