



N.B.: For Identification Purposes Only.

3 Inns Quay (Orca Unit), Chancery Place, Dublin 7

Own-Door Two Storey Commercial Premises

Guide Price **€265,000**

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Property Summary

- A Vacant Own-Door Commercial Premises
- Extending to Approximately 66.84 sq. m (719 sq. ft)
- Situated Opposite The Four Courts
- Potential for a Wide Range of Uses (Subject to Consents)
- Under Same Ownership for Approx. 46 Years
- **Guide Price €265,000**



Location Summary

- The Four Courts: **Opposite**
- Four Courts Luas: **155m**
- Tara St DART: **1.2km**
- Heuston Station: **1.4km**
- Henry Street: **1.1 km**
- Grafton Street: **1.3 km**
- Google Maps Link: **[Click Here](#)**
- Street View: **[Click Here](#)**

Location

The property is situated on the eastern side of Chancery Place, close to the junction with Inns Quay, directly opposite The Four Courts. The area is a hive of legal activity and is also well serviced by the City's public transport network including, Four Courts Luas Stop (155m northwest), Tara Street DART (1.2km east), and Heuston Railway Station (1.4km west). The retail districts of Henry Street, and Grafton Street are situated approximately 1.1km east, and 1.3km southeast respectively.

Description

The property comprises a two-story, own door commercial premises. Internally, the property provides a front of house reception/retail area, with an office and W/C to rear. There are two rooms on the first floor. The unit is situated within a wider period building that is arranged over ground and three upper floors.

Accommodation

We have measured the property on a gross internal basis (GIA) to the following approximate areas:

Floor	Accommodation	Sq. m	Sq. ft
Ground	Reception, Rear Office/Shop Area, W/C	35.13	378
First	Two x Rooms	31.71	341
		66.84 sq. m	719 sq. ft

Zoning

The property is zoned Z8 on the Dublin City Development Plan. Designated "To protect existing architectural civic design character, and to allow for limited expansion consistent with the conservation objective". The property has the potential for a range of uses with the zoning subject to obtaining all necessary consents.

Sales Process

For Sale via Digital Private Treaty

Agent Contact Details

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BER

The property is listed under the Dublin City Council Record of Protected Structures and is therefore BER exempt.

VAT

VAT Exempt Sale



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