

49-50 Arran Street East

Smithfield, Dublin 7, D07 XP89



QUINN AGNEW



FOR SALE

3,652 SQ FT
(339.28 SQ M)

PRICE ON APPLICATION

Corner Commercial Building

Development Opportunity (S.P.P.)

- Three Storey over Basement Building
- Corner Site
- c. 339 sq. m. / 3,652 sq. ft.
- Entrance to Food Market Immediately Adjacent
- Vacant Possession

01 662 3113 | PSRA 003454
www.quinnagnew.ie

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Summary

Available Size	3,652 sq ft / 339.28 sq m
Price	Price on application
Rates Payable	€10,490 per annum
Service Charge	N/A
BER	E1 (801066473)

Description

The property comprises a three storey over basement retail unit on ground floor, with storage and office space on the 1st and 2nd floors extending to c. 339 sq. m. / c. 3,652 sq. ft. over a low-height basement

The building comprises a concrete frame with red brick facade on the ground floor, an entrance door to the front, an emergency exit door to the side, forklift opening on the first floor and single glazed, aluminium framed windows throughout.

Internally, the property has concrete flooring and vinyl covering throughout. Walls are plastered and painted with storage heating, fluorescent tube lighting and a fire alarm system installed. Toilets are located on the first and second floors, with a kitchenette located on the second floor.

NOTE: The building overhangs the laneway to the rear, while providing access to an adjoining unit.

Accommodation

The accommodation comprises the following areas; Area over Laneway excluded:

Description	sq ft	sq m
Ground Floor	1,309	121.61
First Floor	1,275	118.45
Second Floor	1,068	99.22
Total	3,652	339.28

Location

The property is situated on Arran Street East, close to the junction of Chancery Street and Mary's Abbey, on the north side of Dublin City.

The subject property is located close to Capel Street in the heart of Dublin City Centre. It benefits from close proximity to all the amenities and services.

49-50 Arran Street East has the benefit of excellent transport links with LUAS Green and Red lines, Dublin Bus routes and Dublin Bikes, all within the immediate vicinity.

This area of the city is due to be regenerated with the redevelopment of the Victorian Fruit and Vegetable market as a Continental Style Food Market with access immediately adjacent to 49-50 Arran Street East, the development of a Staycity Aparthotel Complex on the opposite corner to Arran House and plans for an eight storey, 98-bedroom hotel on the nearby site of the former Boland Biscuit Factory.

Tender Details

The Property is For Sale By Tender

Tender Date: 10th December 2025

Solicitors: Denis McSweeney Solicitors LLP

40 Upper Grand Canal Street,

Dublin 4, D04 N8X3

Viewings

Viewing by Appointment Only - Please contact Quinn Agnew



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