

Colliers



TO LET

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PLANNING PERMISSION SECURED AND
REFURBISHMENT OVERSEEN BY DAMIAN
MEEHAN OF DOUGLAS WALLACE ARCHITECTS

72 THOMAS STREET Dublin 8



Exceptional opportunity to lease a building extensively refurbished to the highest standards.



Ground Floor restaurant opportunity with large 4 bedroom apartment for staff overhead. Planning permission for a new shop front as per image above.



Excellent position on Thomas Street midway between Christ Church Cathedral and The Guinness Hopstore.

Accelerating success.

Description

The subject property comprises a 4 storey over basement mid-terraced property which has recently been extensively refurbished.

The ground, which is L shaped and light filled to the rear with numerous roof lights, benefits from planning permission for restaurant use. The premises is in shell condition, and includes a disabled WC, also benefits from a rear exit which leads to a shared side exit onto Thomas Street. A separate store is available which is ideal as a bin store. There is a basement which could be used a store or the access could be removed to increase the ground floor space.

There is planning consent in place for a new shop front.

The upper floors, has independent access onto Thomas Street, includes 4 generous bedrooms on the first and second floors, all of which include an ensuite WC and shower. The top floor has a kitchen/living room to the rear and the front room could be an additional bedroom or living space.

Given the challenging residential rental market and staffing environment, the property offers a truly unique opportunity to lease a premises with full planning for restaurant on the ground floor while also securing a 4/5 bedroom residence for staff.

ACCOMMODATION

Floor	Description
Ground	220 sq m
First	2 Bedrooms both with ensuite
Second	2 Bedrooms both with ensuite
Third	Kitchen/Living and Living/Bedroom

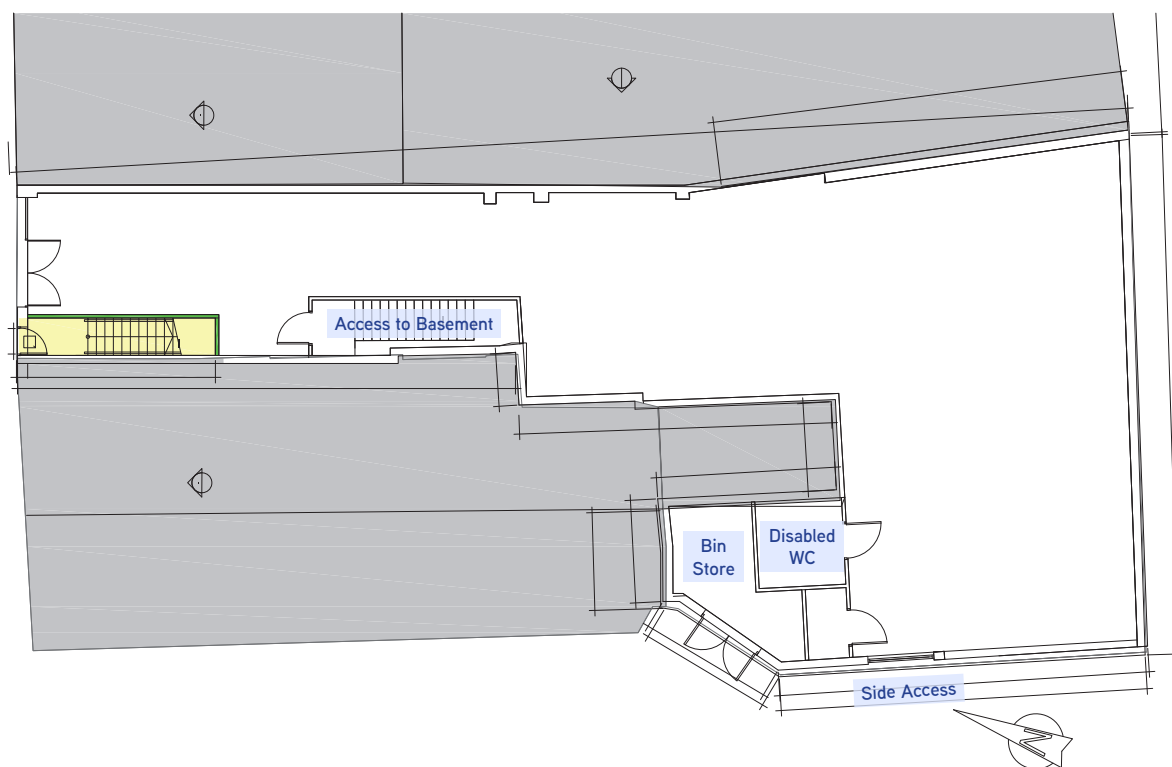


72 Thomas Street occupies an enviable location on Thomas Street close to its junction with Francis Street.

With the proximity to the City Centre and to Dublin Castle, Christ Church Cathedral and St Patricks Cathedral in particular, Thomas Street and the surrounding area has become an important trail for visitors to Dublin. Thomas Street is further enhanced by Vicar Street, the live venue less than 80m away, which ensures constant traffic passing by the property. There is also a significant residential population in the surrounding area between the River Liffey and Grand Canal which is a captive market for home deliveries.

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PROPOSED FLOOR PLAN - GROUND FLOOR



LEASE

A new long lease is available on the entire property.

RENT

On Application

RATES

The estimated rates bill for the ground floor is c €13,000.

BER

Exempt as 72 Thomas Street is a protected structure.



Disclaimer

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