



**For Sale**  
(by Private Treaty)

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PSRA Licence No. 001223

# 19/20 Aungier Street

Dublin 2 D02 K527



Excellent Refurb / Development Opportunity



Superb City location only minutes from St Stephens Green



Suit a variety of mixed-use schemes (Subject to planning)



Full vacant possession available

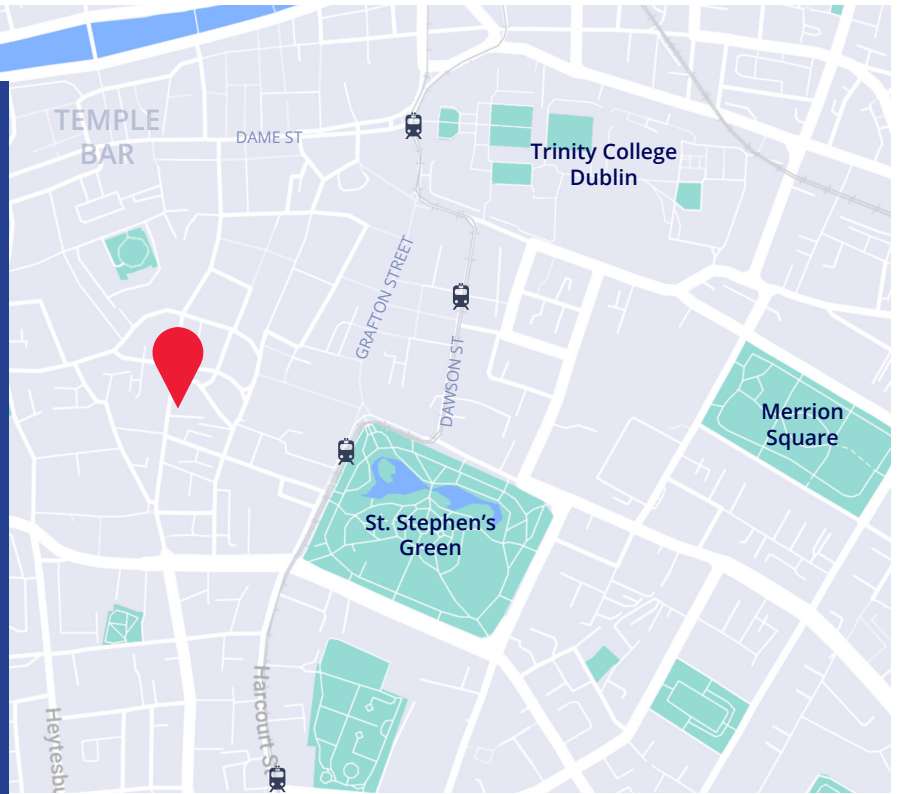
## LOCATION

This is an excellent city centre position within one of Dublin's most vibrant and well-connected areas and only a short stroll to Grafton Street, Dublin Castle and Temple Bar.

The property is located on the east side of Aungier Street midway between its junctions with York Street and Longford Street. Aungier Street is a busy street on the main axis linking the city centre to the suburbs of Rathmines, Ranelagh and Rathfarnham.

Numerous bus routes pass directly outside and the Green Luas, Dart and Mainline train services are all nearby.

The immediate area has a dynamic blend of business, culture, and nightlife, which makes these properties attractive for both occupiers and visitors. This is the midway point on Dublin's Foodie boulevard which stretches from Dame Street to Camden Street and includes a high concentration of well know eateries and hostleries including The Swan Bar, The Long Hall, Uno Mas, Big Fan, Darwins, and The Bald Barista.



## DESCRIPTION

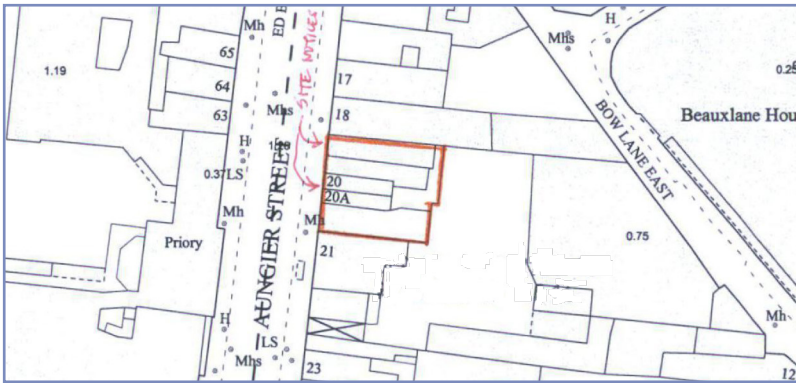
The featured properties comprise of two three-storey buildings and extend to a total floor area of 5,162 sq ft. The properties require complete refurbishment and they were formerly laid out to comprise three retail units at street level with offices and showroom on the upper floors.

## ACCOMMODATION

Floor	SQ FT	SQ M
Ground Floor (3 Units)	2,182	202.73
First Floor Offices / Showrooms	1,822	169.28
Second Floor Offices / Showroom	1,158	107.59
<b>TOTAL</b>	<b>5,162</b>	<b>479.60</b>

## Outside

Enclosed yard to the rear



# PROPOSED SCHEMATIC

## Town Planning / Zoning

The property is zoned Z5 – City Centre ‘To consolidate and facilitate the development of the central area and to identify, reinforce, strengthen, and protect its civic design character and dignity.’ The building is listed by Dublin City Council under the Record of Protected Structures Ref : 8804 / 299.

Planning permission was granted in May 2016 Application No 2161/16 for the refurbishment of the buildings to provide 6 apartments on the upper floor, reinstatement of the third floor with three retail units at street level. This permission has since lapsed.

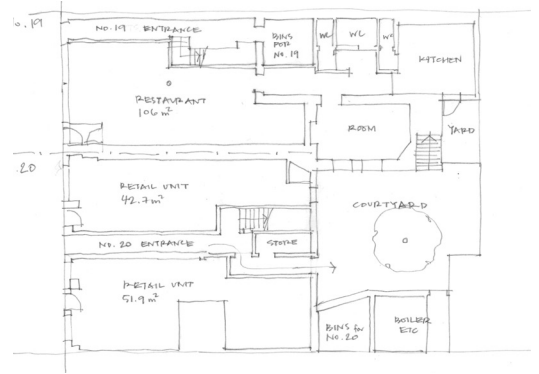
## Feasibility/ Development Options

Laoise Craig of Lotts Architect (lotts.ie) have prepared a schematic for a redevelopment which would comprise a mix of 9 no. apartment / studios on the upper floors and three retail / café units at street level.

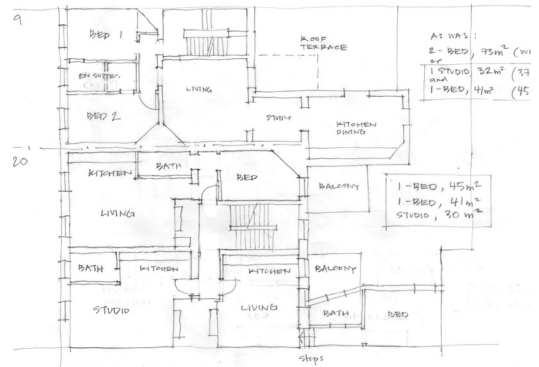
This schematic is purely indicative and interested parties should make their own enquiries and satisfy themselves as to their accuracy.

Ground Floor	Sqm	Sq Ft	Second Floor	Sqm	Sq Ft
Restaurant	106	1,141	1 Bed	57	614
Retail 1	43	463	1 Bed	46	495
Retail 2	52	560	1 Bed	56	603
First Floor	Sqm	Sq Ft	Third Floor	Sqm	Sq Ft
2 bed Apartment	73	786	1 Bed	48	517
1 bed Apartment	45	484	2 Bed	88	947
1 Bed Apartment	41	441			
1 Bed Studio	30	323	<b>Total</b>	<b>685</b>	<b>7,373</b>

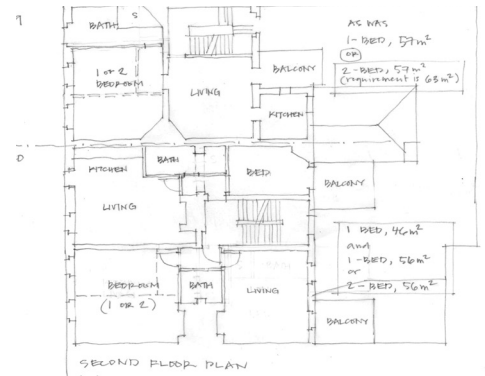
## Ground Floor



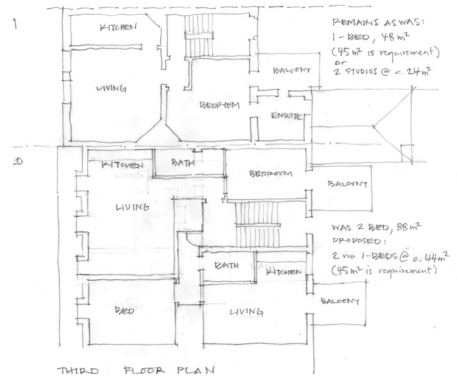
## First Floor



## Second Floor



## Third Floor



## Title

We understand that the title is Freehold.

## BER

As the property is a protected structure there is no requirement for a BER Certificate

## Rates

We understand the rates for 2026 are €15,892

## VAT

We are advised that Vat will not apply to this transaction

## Guide Price

Excess €1,000,000 subject to contract

## Viewing

Strictly and only by prior appointment with the sole selling agents

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