

# FOR SALE; REDEVELOPMENT OPPORTUNITY

## 19 Abbey Street Upper

### Dublin 1

*(FPP for Retail 54sqm & a 3 Bed Apartment Overhead 124sqm)*

**McNally Handy**

3 Pembroke Street Lower,  
Dublin 2, Ireland.  
Eircode: D02 FH24

reception@mcnallyhandy.ie  
t: +353 1 661 2003  
f: +353 1 661 1887

[mcnallyhandy.ie](http://mcnallyhandy.ie)



#### Description

McNally Handy & Partners are delighted to present a wonderful redevelopment opportunity to acquire a three storey building with the benefit of Planning Permission Application No. WEB2577/24 for *“the demolition of the rear south facing elevation, renovation and restoration of existing derelict 3 storey over basement building, and construction of a 2-storey rooftop extension with a North facing roof terrace, new fenestration and shop front to the North Street Elevation. The proposed use of the development is retail on basement and ground floor level (54sq. m) and 1 no. 3 bedroom apartment over 1st, 2nd, 3rd and 4th floor level (124sq. m).”*

The site area is 0.004 hectares (0.0098Acres)

**Planning Pack Available on Request via email to: [carley@mcnallyhandy.ie](mailto:carley@mcnallyhandy.ie)**

## Location

Number 19 is located on Abbey Street Upper, directly opposite the rear entrance to Jervis Shopping Centre with frontage onto Red Line Luas. Abbey Street is a busy city centre location close to Henry Street and O'Connell Street and enjoys all the amenities the city has to offer, to include various shopping centres, together with a host of bars, cafés, restaurants and hotels and public transports links.

## Viewing

Interested parties will need to utilise a builder/ architect and/ or surveyor to complete an internal inspection as the building is not conducive to public viewings. A copy of the contractors PI Cover will need to be provided prior to an appointment being scheduled with the sole agents McNally Handy & Partners.

## Licence No's

## Contact

Carley Fahey 01-6640206  
[carley@mcnallyhandy.ie](mailto:carley@mcnallyhandy.ie)  
 002226-004767

James Dunphy 01 6640205  
[james@mcnallyhandy.ie](mailto:james@mcnallyhandy.ie)  
 002226-002870

## BER Details

BER: Exempt

## Quoting Price

€315,000

## Commercial Rates

Currently not commercially rated



These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA No.002226