

Lisney

COMMERCIAL REAL ESTATE

FOR SALE



| 73/74 PEARSE STREET, DUBLIN 2





Prime development opportunity in Dublin 2, offering significant potential for a range of use types subject to planning permission.



Unique opportunity to acquire an asset on one of Dublin's most iconic streets in the heart of the City Centre.



Located just 850 metres from Trinity College and just 1.2km from St Stephens Green.



The property is zoned Z4 – Key Urban Villages / Urban Villages under the Dublin City Development Plan 2022 – 2028.



WALKING DISTANCE



PEARSE STATION
200 METERS
2 MINUTES

TRINITY COLLEGE
850 METERS
10 MINUTES

MERRION SQUARE
700 METERS
10 MINUTES

ST STEPHEN'S GREEN
1.2KM
18 MINUTES

GRAFTON STREET
1.2KM
18 MINUTES

LOCATION

- The subject property occupies a prime location on the historic Dublin thoroughfare of Pearse Street, which runs from College Street to McMahon Bridge in the east.
- The property is located within close proximity to Trinity College, Pearse Station, Merrion Square and Stephens Green.
- This prime city centre location benefits from exceptional connectivity, with easy access to all key transport links to include the LUAS, Dublin Bus Routes, and Dublin Bike stations, as well as Pearse Train Station.

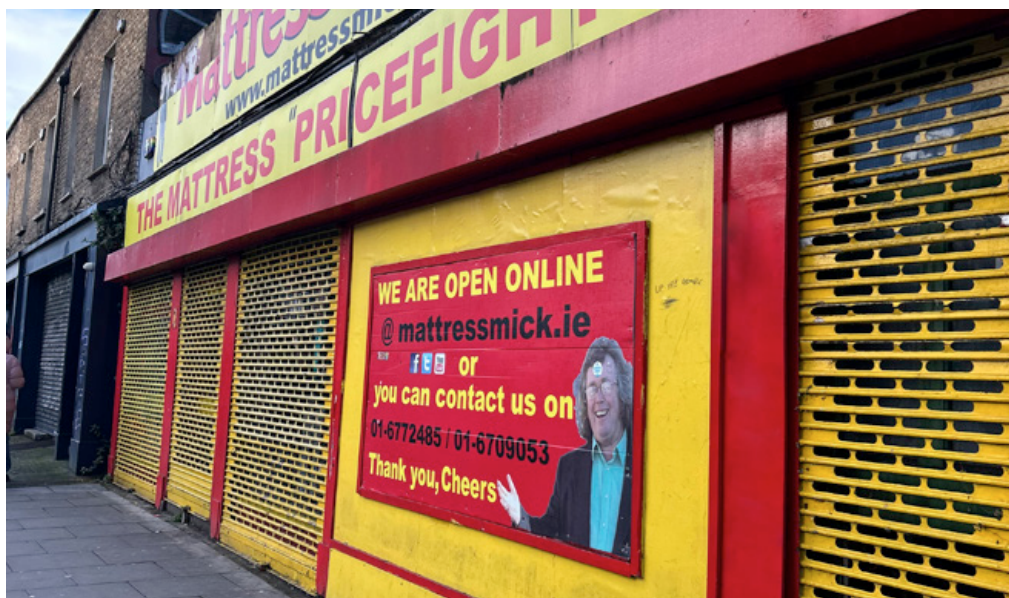


THE PROPERTY

- The site extends to approximately 0.029 hectares (0.071 acres) and was previously in use as a retail unit.
- The unit is single-storey over basement and part of a two-storey terrace row, with a dilapidated two-storey unlisted period building at the rear on Erne Place Lower.
- A high-level feasibility study shows, with a complete redevelopment, the site would be capable of accommodating a range of residential and retail uses subject to planning permission.
- A feasibility study has also been conducted for the entire terraced block, showing significant potential for a new mixed use residential, retail and student accommodation/hotel scheme subject to planning permission.

SERVICES

- Interested parties are encouraged to conduct their own investigations into the availability and capacity of utilities. It is assumed that all necessary services, such as electricity, water, and drainage, are currently accessible to the existing properties.

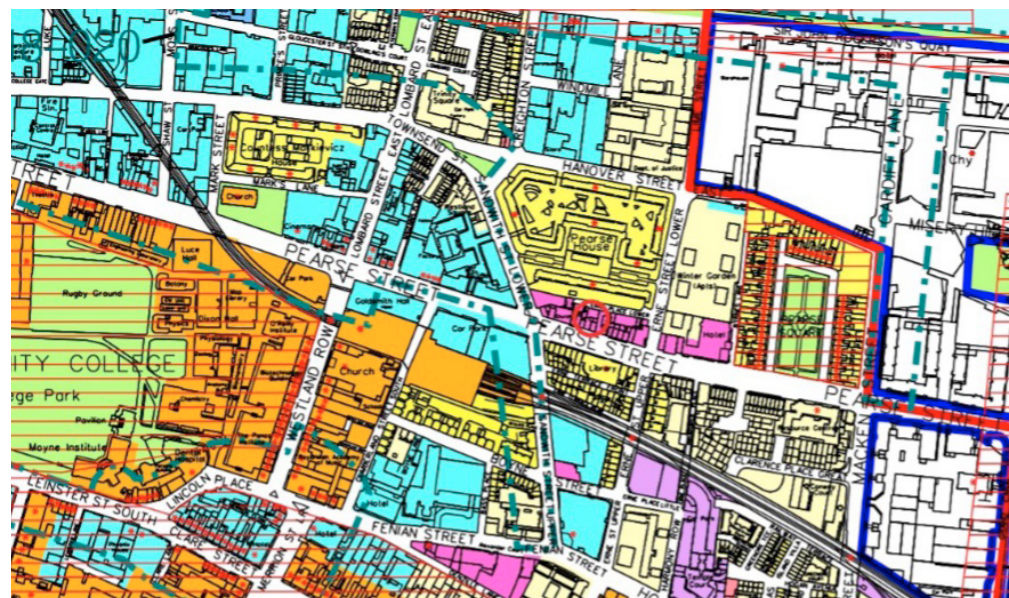


ZONING

- The subject properties are zoned Z4 – Key Urban Villages / Urban Communities under the Dublin City Development Plan 2022 – 2028.
- The Z4 objective is to provide for and improve mixed-services facilities.

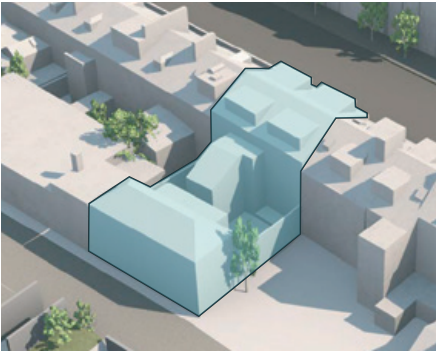
PERMISSIBLE USES

Amusement/leisure complex, assisted living/retirement home, bed and breakfast, buildings for the health, safety and welfare of the public, café/tearoom, car park, car trading, childcare facility, civic offices, community facility, craft centre/ craft shop, cultural/recreational building and uses, delicatessen, education, embassy office, enterprise centre, financial institution, garden centre/ plant nursery, guesthouse, halting site, home-based economic activity, hostel (tourist), hotel, industry (light), live-work units, media-associated uses, medical and related consultants, mobility hub, motor sales showroom, office, off-licence, off-licence (part), open space, park and ride facility, petrol station, place of public worship, primary health care centre, public house, public service installation, recycling facility, residential, restaurant, science and technology-based industry, shop (district), shop (local), shop (neighbourhood), sports facility and recreational uses, take-away, training centre, veterinary surgery.



DEVELOPMENT POTENTIAL - (SUBJECT TO PLANNING PERMISSION)

Redevelopment of 73/74 Pearse Street only



OPTION 01

Stacked Duplex (no lift)
3no. Units
2 bed duplex: 3no.
occupancy: 12



OPTION 02

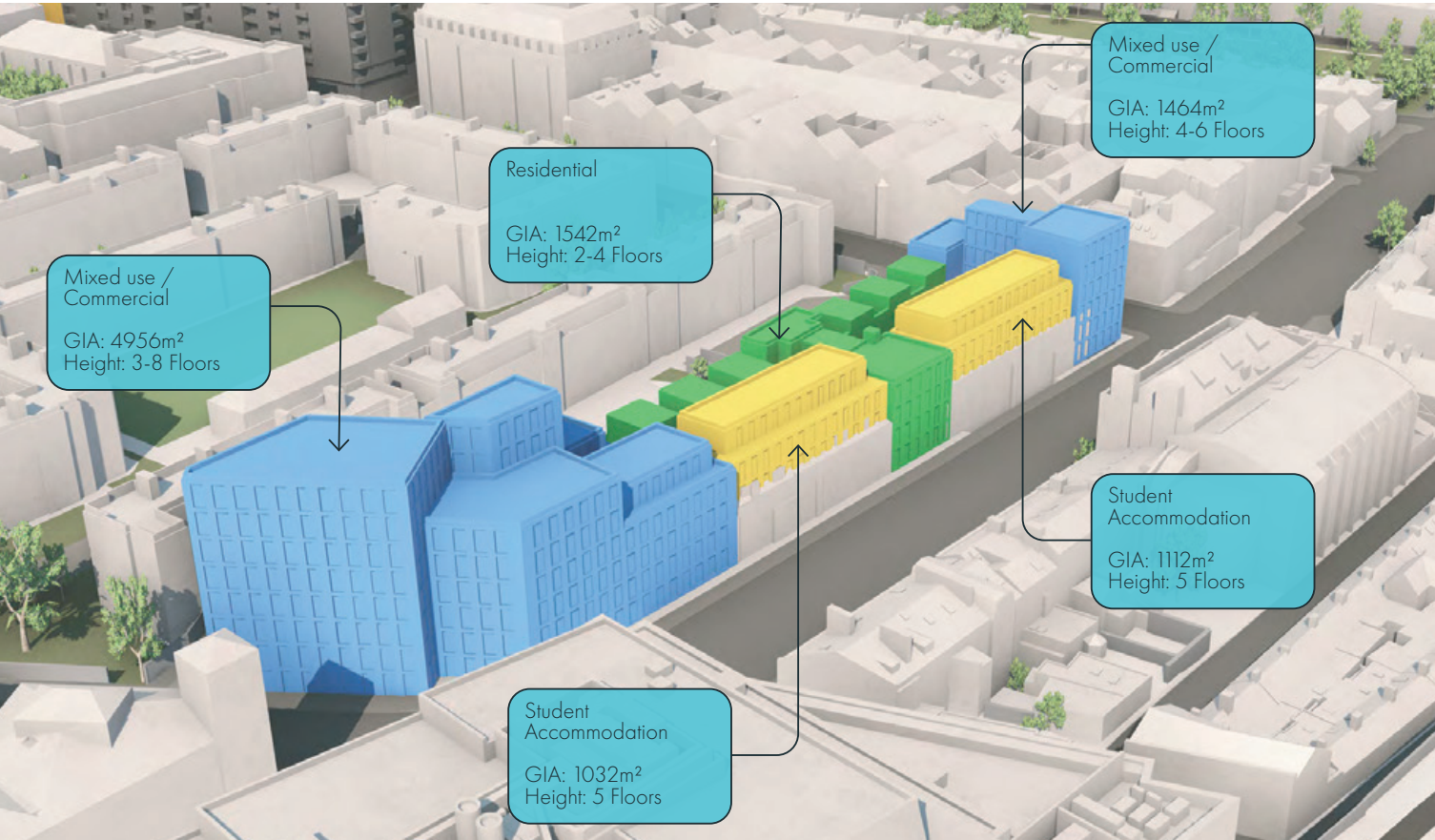
Stacked Duplex (no lift)
4no. Units
2 bed duplex: 3no.
3 bed duplex: 1no.
occupancy: 17



OPTION 03

Lift and core scheme
6no. Units
1 bed apartment: 3no.
2 bed apartment: 3no.
occupancy: 18

Redevelopment of entire terraced row



PRICE

On application.

TITLE

Freehold.

BER

BER: G

BER NUMBER: 800942526

EPI: 1768.02 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

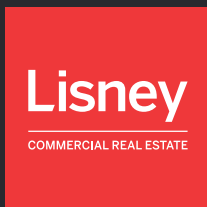
Viewing is strictly by arranged appointment only.

Shane O'Connor

Tel: 353 1 638 2700 | **Email:** soconnor@lisney.com

Cathal Daughton

Tel: 353 1 638 2737 | **Email:** cdaughton@lisney.com



Lisney
St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42
t: +353 1 638 2700 | e: dublin@lisney.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.