



# 15/17 Synge Street

DUBLIN 8 | D08 XV74

For Sale by Private Treaty (with Vacant Possession)



**LARGE CITY CENTRE FORMER MONASTERY WITH PART EDUCATION FACILITY**

Extends to 2,187.7 sq m (23,548 sq ft) comprising 22 bedrooms and extensive ancillary accommodation.





# 15 & 17 | Synge Street

## The Opportunity



Former monastery and education building with prominent frontage onto Synge Street.



Prime city centre location close to Camden Street and South Circular Road.



Extensive building comprising approximately 2,187.7 sq m (23,548 sq ft).



Site area of approximately 0.16 hectares (0.4 acres).



Accommodation includes 22 bedrooms and a large quantum of ancillary accommodation, as well as a self-contained education centre. Parking for several cars.



Potential to re-purpose the extensive property for a variety of uses, including residential institution (see Z15 zoning), hospitality, education and other uses suited to the city centre location (all SPP).

# Central Location



The former Monastery on Syngue Street is located in Dublin's south city core, just off South Circular Road and close to Camden Street.



LUAS Green Line Stop at Harcourt Street is within a several minute walk from the property. Several bus routes serve the locality.



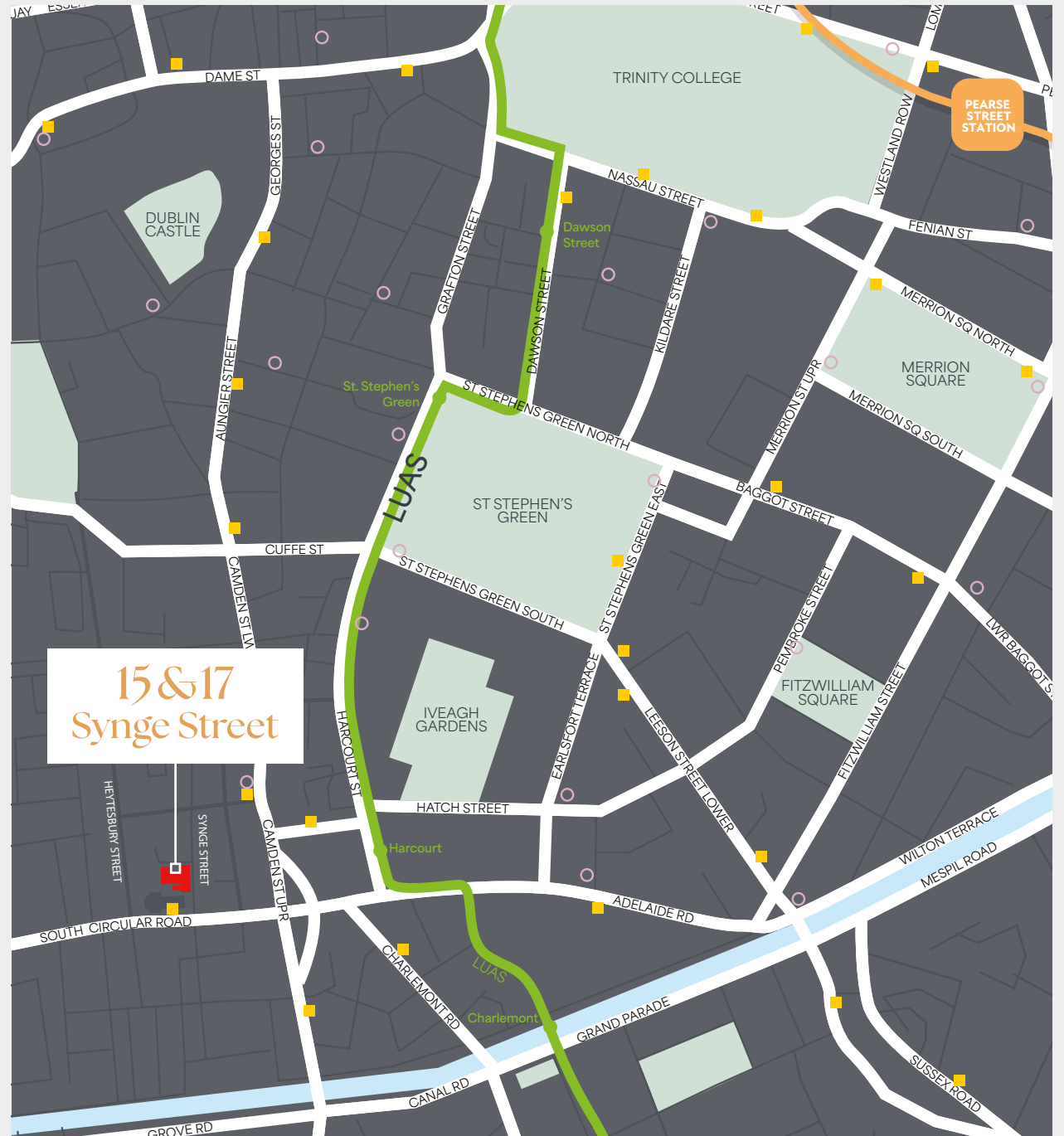
City centre tourist attractions nearby include the National Concert Hall, Iveagh Gardens and an abundance of bars and restaurants, all within a short walk. There are several hotels within the immediate area. A new hotel is proposed nearby on Pleasant Street.



Syngue Street is a short walk to the Dublin 2 business district, the vibrant entertainment hub around Camden Street, St. Stephen's Green and the prime retail district around Grafton Street.



The property is located between Bunscoil (ERST) Sancta Maria Primary School to its north and St. Kevin's Church to its south. Syngue Street Secondary School is located to the rear.



# The Property

The property extends to a total gross internal area of approximately 2,187.7 sq m (23,548 sq ft), excluding a large cellar. It comprises a main structure of 1,749.1 sq m (18,827 sq ft) and a rear self-contained education centre of 438.5 sq m (4,721 sq ft).

The entire occupies a site of 0.16 hectares (0.4 acres).

Several on-site car parking spaces are provided in a courtyard which has a barrier access.

The property was originally constructed in 1863 as a Gothic Revival styled building designed by acclaimed historical architect John Bourke. Mr. Bourke designed many religious buildings throughout Ireland during the mid to late 19th century including the Mater Misericordiae Hospital (The Mater), St Mary's Dominican Convent and Belgrave Square.

The building comprises the original period structure fronting Synge Street (1860s), with two main extensions added in the 1900s.

The front property was originally a monastery and a school. Since 2022, until early 2026, it was used for short-term residential accommodation.

The Synge Street section sits over a lower ground floor to one side, and cellar to the other. It has several reception/community rooms throughout the ground and first floors as well as a catering kitchen and large dining area.

The second floor has 21 bedrooms, each with a whb. Shared toilet/shower accommodation is provided. There is another bedroom (studio) in the lower ground floor.

The building retains many of its original architectural features including stained-glass windows, high ceilings with cornicing, and granite framed window openings featuring pointed arches.

External features include a stone carved facade fronting Synge Street.

## Education Centre

The three-storey section at the rear of the property (c.4,721 sq ft) has been used as an adult education facility for the past decade.

It is fully-self contained and presents very well having been reconfigured and upgraded during that time. It is laid out to provide several classrooms on each of the two upper floors.



Entire property  
2,187.7 sq m  
(23,548 sq ft) GIA



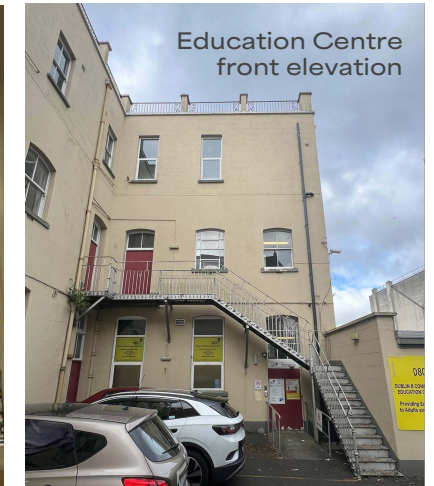
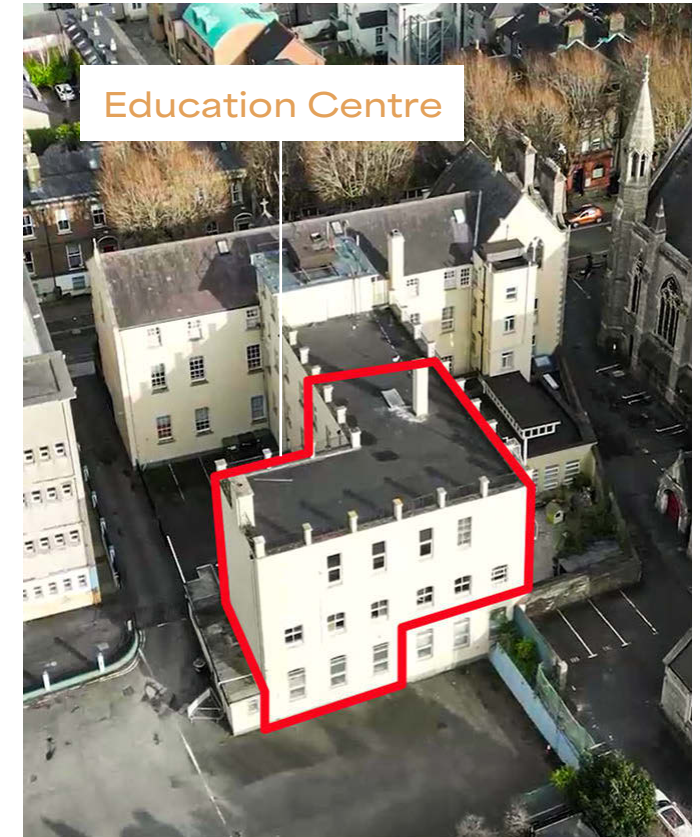
Monastery  
1,749.1 sq m  
(18,827 sq ft)

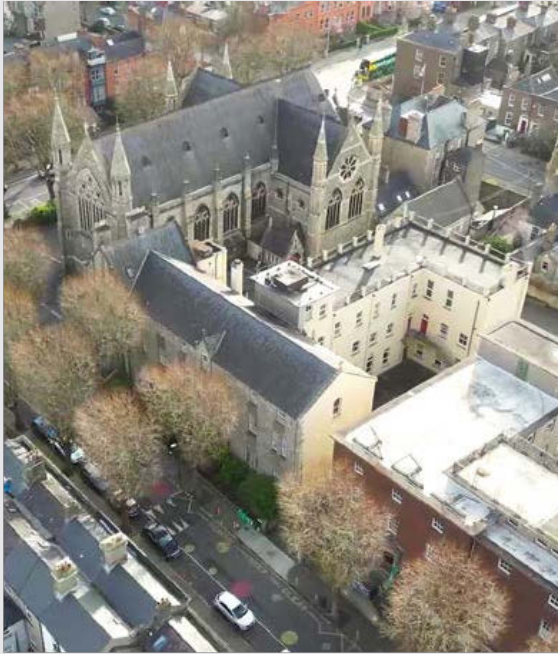


Education centre  
of 438.5 sq m  
(4,721 sq ft)



Site size  
0.16 hectares  
(0.4 acres)





15&17 Synge Street

## Accommodation

The approximate gross internal floor areas, as per a commissioned measurement survey, are as follows:



<b>Former Monastery</b>   entrances from Street and from central yard	<b>Sq. m</b>	<b>Sq. ft</b>
<b>Lower Ground Floor</b> Includes a self-contained one-bedroom studio, large community room.	216.1	2,326
<b>Ground Floor</b> Catering kitchen and small kitchen, dining room, living rooms, large community room.	573.2	6,170
<b>First Floor</b> Several rooms, lounge/reading rooms, large community room.	459.8	4,949
<b>Second Floor</b> 21 bedrooms and ancillary rooms.	500.0	5,382
<b>Total</b>	<b>1,749.1</b>	<b>18,827</b>

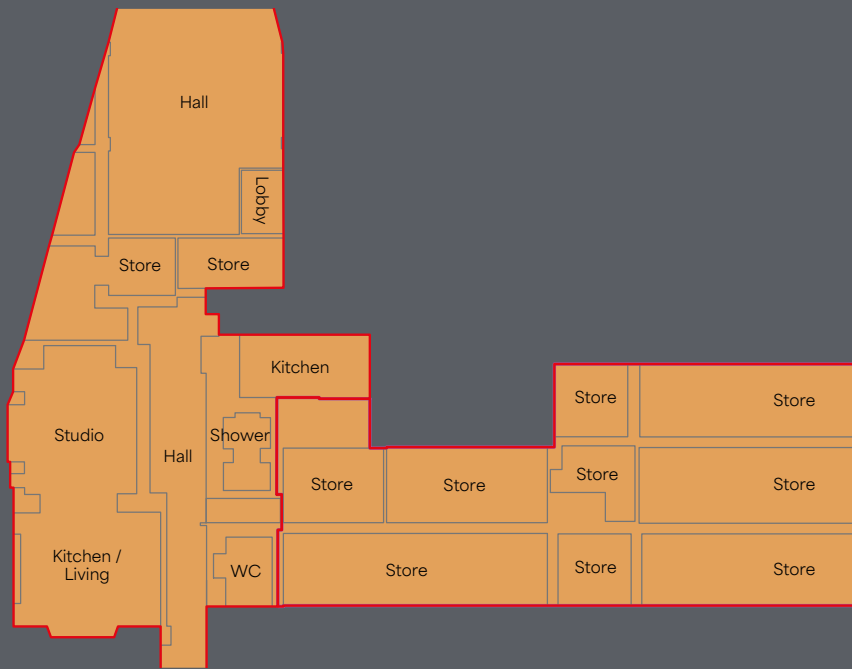
<b>Community / Education Centre</b>   own entrance from central yard	<b>Sq. m</b>	<b>Sq. ft</b>
<b>Ground Floor</b> Entrance lobby and offices	62.3	670
<b>First Floor</b> Several rooms	194.9	2,098
<b>Second Floor</b> Several rooms	181.4	1,953
<b>Total</b>	<b>438.6</b>	<b>4,721</b>

<b>Total</b>	<b>2,187.7</b>	<b>23,548</b>
--------------	----------------	---------------

Note - The above area excludes a cellar area, in the front building, of approximately 205.9 sq m (2,216 sq ft). It is laid out to accommodate several areas used for storage.

# Floor Plans

-  Former Monastery
-  Education Centre





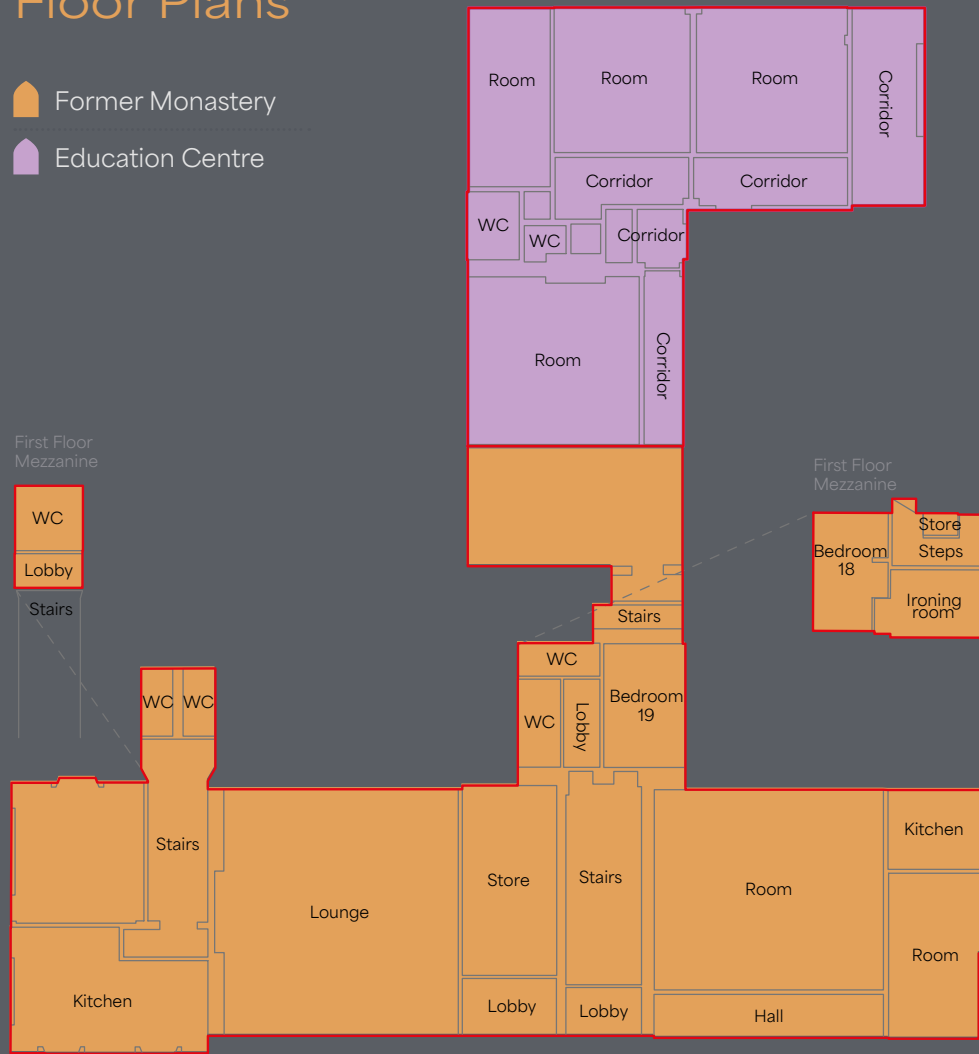
Lower Ground Floor



Ground Floor

# Floor Plans

-  Former Monastery
-  Education Centre



First Floor



Second Floor

## Zoning

The property is located within an area zoned Z15 (Institutional and Community) within the Dublin City Development Plan 2022-2028.

### “To protect and provide for Institutional and Community uses”

‘Permissible Uses’ identified under Z15 within the Plan include: “Assisted living/retirement home, buildings for the health, safety and welfare of the public, café/tearoom (associated with the primary use), cemetery, childcare facility, club house and associated sports facilities, community facility, cultural/recreational building and uses, education, medical and related consultants, open space, place of public worship, primary health care centre, public service installation, residential institution (and ancillary residential accommodation for staff), sports facility and recreational uses”.

Uses ‘Open for Consideration’ under Z15 include: “Allotments, car park ancillary to main use, civic and amenity/recycling centre, conference centre (associated with the primary use), crematorium, craft centre/ craft shop (associated with the primary use), municipal golf course, residential (only in accordance with the highly exceptional circumstances set out above), restaurant, shop (local), student accommodation (associated with the primary institutional use), training centre (associated with the primary use), veterinary surgery”.

### Record of Protected Structure

Part of the property is identified under the Record of Protected Structures within the Dublin City Development Plan 2022-2028. The listing for 17 Syngé Street (Ref. 7927), is described as:

“Former Christian Brothers school and monastery, excluding rear extensions”

### Title

The property is held effective freehold.

### Services

We understand that all mains’ services are connected to the property including mains water, sewer, electricity and gas. A section of the front property has heating served by an oil-fired system, with an oil tank located in the enclosed rear yard.

Interested parties should satisfy themselves as to the availability and adequacy of services.

### The Sales Process

The property is being offered for sale by Private Treaty.

Further information is available in a dedicated data-room. Interested parties may be given access to the data-room upon signing a Non-Disclosure Agreement: [syngestreetdublin.com](http://syngestreetdublin.com)



# 15/17 Synge Street

DUBLIN 8 | D08 XV74

## Contact



+353 (1) 6477900  
www.bannon.ie

### Paul Doyle

+353 (86) 863 2928  
PSRA: No. 001830-002128

### Samuel Harney

+353 (85) 262 1174  
PSRA: No. 001830-010595

### Ciarán Hayes

+353 (83) 006 8291  
PSRA: No. 001830-010810

PSRA: 001830

These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that - (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 © Government of Ireland. (8781 AD)

Brochure design by  avalanche design

## Solicitor

# bhsm

76 Baggot Street Lower,  
Co. Dublin, D02 EK81

### Shane O'Dea

+353 1 440 8300  
sodea@bhsm.ie

### John Burke

+353 1 440 8300  
jburke@bhsm.ie

## BER Details

Protected Structure  
(former monastery) is  
exempt.

Rear extension:



BER Nos. Available upon  
request

## Viewings

Strictly by appointment  
only.

## Data room

syngestreetdublin.com