

BER EXEMPT



FOR SALE BY PRIVATE TREATY

**PRESTIGIOUS GEORGIAN
OPPORTUNITY**

18 Herbert Street, Dublin 2



Four-storey over basement Georgian property with two-storey mews.



Prime location within walking distance of all city centre amenities and benefitting from excellent public and private transport connectivity.



Gross Internal Area of 536.0 sq. m. (5,770 sq. ft.), with 320.7 sq. m. (3,452 sq. ft.) of offices (NIA) and a two-bedroom apartment at third floor extending to 78.0 sq. m. (840 sq. ft.).



Excellent opportunity for both owner-occupiers and investors, with potential for office-to-residential conversion within the main property and/or the mews (s.p.p).

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Location

Perfectly positioned at 18 Herbert Street, this distinguished address places you in the heart of Dublin's prestigious Georgian Quarter, one of the city's most sought-after and architecturally rich districts. Nestled within Dublin's CBD, the property enjoys immediate access to the capital's principal business, financial and professional hubs, while retaining the elegance and character synonymous with Georgian Dublin.

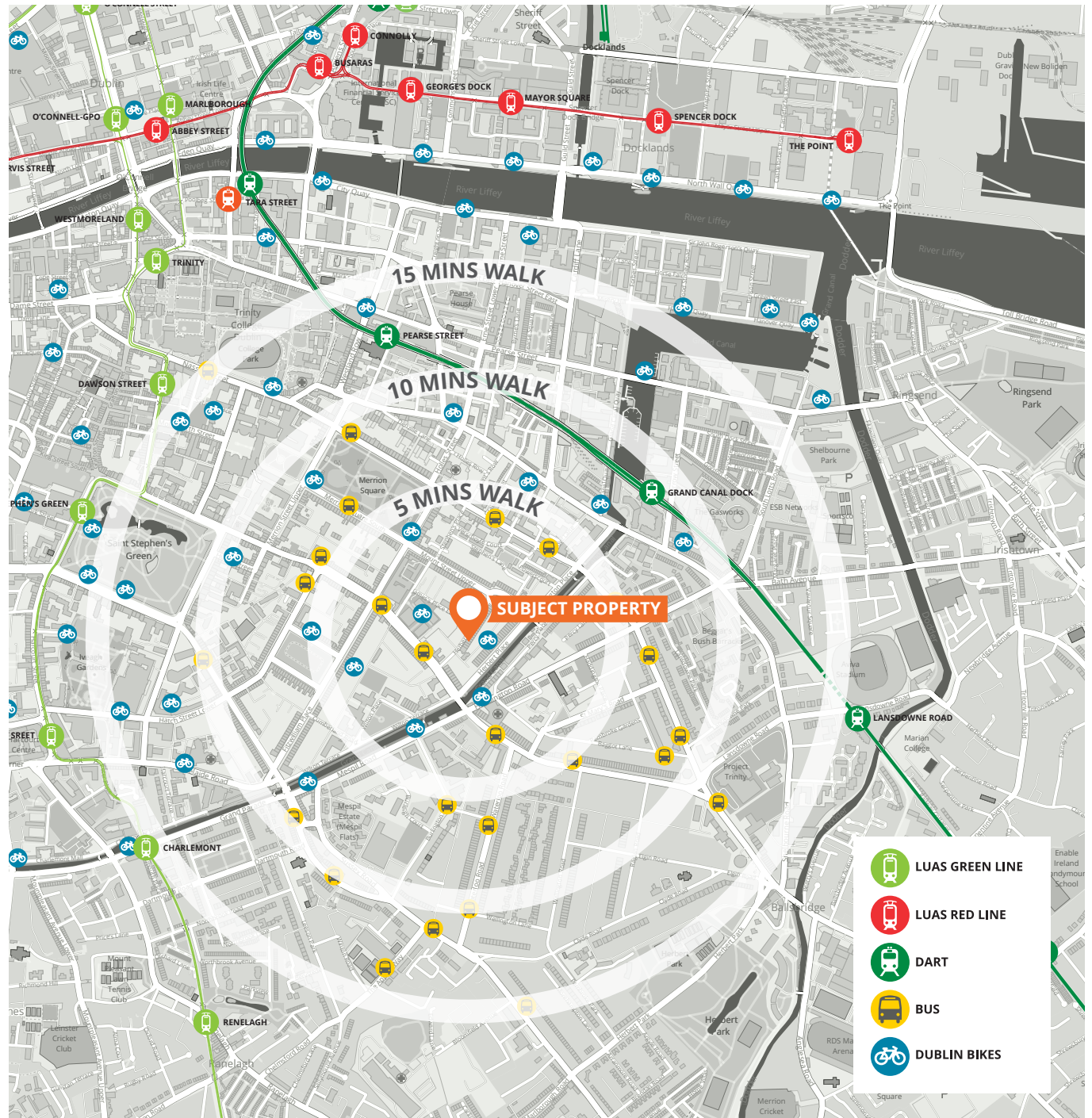
The surrounding area offers an exceptional blend of period charm and modern convenience, with Merrion Square, St. Stephen's Green and Fitzwilliam Square all within a short walking distance. An array of cafés, restaurants, hotels and cultural amenities are located nearby, together with excellent public transport connections including DART, Dublin Bus and LUAS services.

In addition to its appeal as a premier business address, 18 Herbert Street also offers an outstanding residential setting and this unique combination of city-centre convenience makes 18 Herbert Street an exceptional location for both working and living.

Town Planning

The subject property is zoned 'Z8 – Georgian Conservation Areas' with objective: To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective.'

The subject property is included in Dublin City Councils register of protected structures with reference No. 3746.



The Property

18 Herbert Street is an elegant four-storey over basement Georgian property, together with an interconnected mews building with independent access from Herbert Lane.

The property extends to a GIA of 536.0 sq. m. (5,770 sq. ft.), with 320.7 sq. m. (3,452 sq. ft.) of offices (NIA) and a two-bedroom apartment at third floor extending to 78.0 sq. m. (840 sq. ft.).

Externally, the property is presented in traditional red brick Georgian style, featuring two bays of period sash windows and independent access to the basement level directly from the street. The mews building, currently in office use and connected to the main building, offers excellent flexibility with the potential to be subdivided into a self-contained office or residential unit, subject to planning permission.

The property further benefits from a private rear courtyard, accessible from the main basement, ground floor and mews building, providing valuable external amenity space.

Internally, the property is presented in excellent condition throughout. The basement, ground, first and second floors are currently in office use, while the third floor comprises a generously proportioned two-bedroom apartment.

18 Herbert Street represents an exceptional opportunity for both investors and owner-occupiers seeking a high-quality Georgian property. The property also offers significant reconfiguration potential, including the opportunity for conversion from office to residential use, either as a substantial single private residence or as a number of individual residential units, subject to planning permission.

Floor Areas

We summarise hereunder the Gross Internal Area of the property:

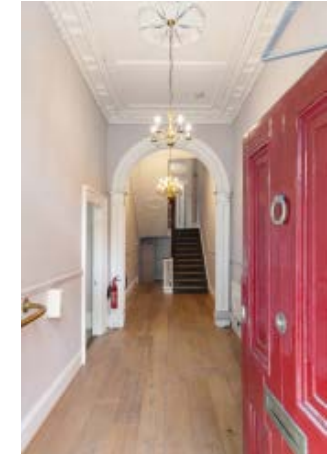
Description	SQ.M	SQ.FT.
Basement	96.70	1,041
Ground Floor	152.30	1,639
First Floor	128.20	1,380
Second Floor	80.80	870
Third Floor (Apartment)	78.00	840
Total	536	5,770

*The above floor area is inclusive of the mews and includes 320.7 sq. m. (3,452 sq. ft.) of offices (NIA) and a two-bedroom apartment at third floor extending to 78.0 sq. m. (840 sq. ft.) GIA



Occupancy

The property is partly occupied (basement and first floor return) under two coterminous licence agreements expiring on 30th July 2026. The current licence income is €27,871.66 p.a.



Title

Freehold

Services

We understand that all mains services are available.

Guide Price

AMV €1,500,000 + VAT (if applicable)

BER

Exempt

Rateable Valuation

The rateable valuation is €39,300.

The rates payable for 2026 are approx. €11,358.

Solicitors

Ms. Sinead Sheerin

Gartlan Furey LLP

20 Fitzwilliam Square, Dublin 2

Tel: 01-799 8000

Email: Sinead.Sheerin@gartlanfurey.ie

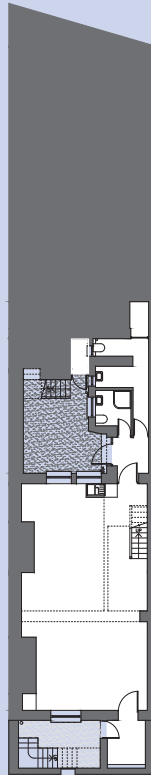
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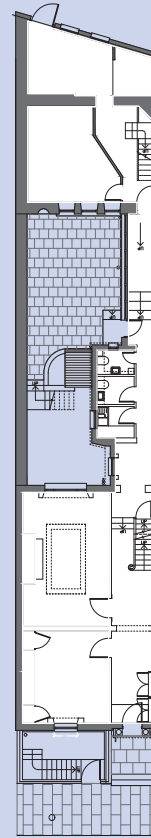
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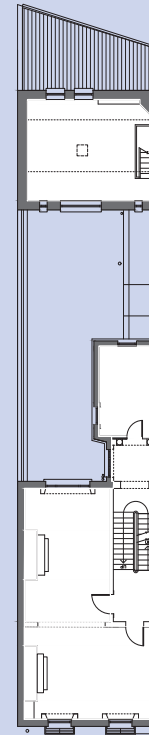
Basement



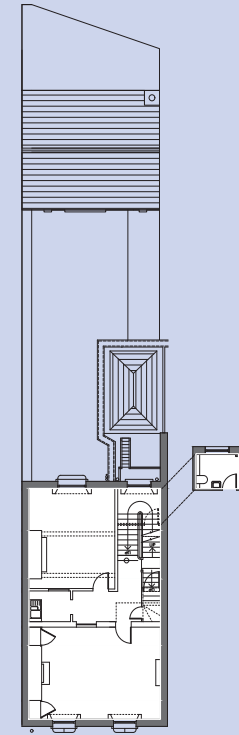
Ground Floor



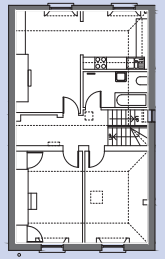
First Floor



Second Floor



Third Floor



Contact

Avison Young, 86 Merrion Square, Dublin 2, D02 YE10.

Patrick Mcloughlin

Email: Patrick.Mcloughlin@avisonyoung.com

PSRA: 001234-009279

Artem Makarevitch

Email: Artem.Makarevitch@avisonyoung.com

PSRA: 001234-008659

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