

FOR SALE



24  
25

Hatch Street Lower

DUBLIN 2





**24, 25** Hatch Street comprises two interconnecting mid terraced period buildings with a two-storey mews and parking located to the rear, in the heart of Dublin City.



Two adjoining Georgian buildings with rear mews



Entire extends to approx. 5,750 sq. ft.



Excellent City Centre Location



Car and Bike parking to the rear



For Sale with vacant possession



Suitable for office, residential, educational and medical use (SPP)



## Location

24 & 25 Hatch Street occupies a prime position on Hatch Street in the heart of Dublin city centre, a stone's throw from iconic Dublin sites such as the Iveagh Gardens, St. Stephen's Green and the Grand Canal. Hatch Street is a busy thoroughfare that links Leeson Street to Harcourt Street. The property is situated within close proximity to key public transport links including the Luas Green Line at both Harcourt Street and St. Stephen's Green, and a wide variety of Dublin Bus routes to neighbouring regions of the city. Nearby office occupiers include LinkedIn, Deloitte, Arthur Cox, EY and Stripe. The surrounding area also benefits from a host of amenities such as restaurants, cafés, bars and hotels all within walking distance from the property.



# Description

24 & 25 Hatch Street comprises two interconnecting mid-terrace three storey over basement period buildings, extending to approximately 5,750 sq. ft.

The properties are currently vacant having previously been in office use. There is a two-storey mews to the rear extending approximately 750 sq. ft. The properties retain authentic decorative features including fireplaces and sliding sash windows. There are 6 car spaces to the rear of No. 25 between the main building and mews accessed via Hatch Place.

## ACCOMMODATION SCHEDULE (APPROX. NIA)

Property	Area (Sq. M.)	Area (Sq. Ft.)
No. 24 & 25	465	5,000
Mews	70	750
<b>Total</b>	<b>535</b>	<b>5,750</b>







### Title

No. 24 is held under a long leasehold interest  
No. 25 is held freehold

**BER EXEMPT**

### Viewings

Strictly by appointment with sole selling agents Colliers.

### Price

Upon Application

### Zoning

The properties are zoned Z8 - Georgian Conservation Areas under the Dublin City Development Plan 2022-2028.

### Permissible uses

Assisted living/retirement home, bed and breakfast, café/tearoom, childcare facility, cultural/recreational building and uses, education, embassy residential, embassy office, home-based economic activity, hostel (tourist), hotel, live-work units, medical and related consultants, office, open space, residential, restaurant.

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