



1, 1A & 2 MEATH STREET DUBLIN 8

Mixed use building
Ground floor retail and two
apartments overhead
Frontage of c. 12 m to
Meath Street
Substantial passing vehicular
and pedestrian traffic

FOR SALE

01 662 3113
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LOCATION

The property is located on the west side of Meath Street close to its junction with Thomas Street. Meath Street, which is one way, connects The Coombe with Thomas Street in the Liberties area of the city.

Thomas Street has seen the arrival of a number of national and international retailers such as Tesco, Dealz and Lidl which together with access to the general Guinness Storehouse has increased footfall on Thomas Street.

DESCRIPTION

The property comprises a three storey building with a small single storey section to the rear.

The property is of traditional construction with a red brick façade with a pitched and slated roof.

The property enjoys frontage onto Meath Street of c. 11.8 metres

The property is currently laid out as a butchers shop with a store located to the rear of Unit IA, and access to first floor accommodation for staff welfare areas.

The remainder of the ground floor has been subdivided to create an individual retail unit. The ground floor could be amalgamated into one unit.

Separate access is provided to the upper floors which comprise a 1-bedroom apartment at first floor, and a 2-bedroom apartment on the second floor.

TITLE

Freehold.

ACCOMMODATION

The approximate net internal floor areas provided are as follows:

I Meath Street - Butcher Shop	m²
Ground Floor	
Retail:	47.0
Cold Store:	13.4
First Floor	
Staff Area / Office:	17.8
I w.c. I w.h.b.	
IA Meath Street	
Ground Floor	
Retail:	16.7
Total Retail Area:	<u>94.9</u>
Upper Floors - Residential (GIA):	
First Floor	
1-Bed apartment:	35.4
Second Floor - Residential (GIA):	
2-Bed Apartment:	68.0
Total Residential:	<u>103.4</u>

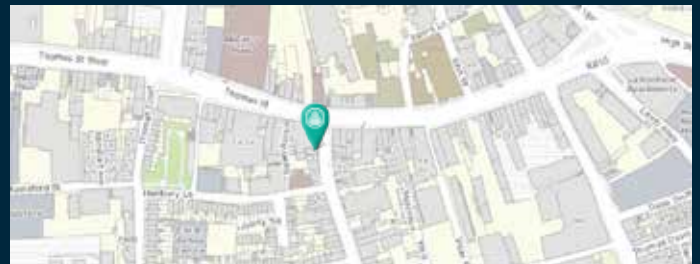
All intending purchasers are specifically advised to verify the floor areas and to take their own due diligence.

BER RATING



RATEABLE VALUATION

€22,190 - Rates for 2016 c. €5,680



**QUINN
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20 Clanwilliam Square, Grand Canal Quay, Dublin 2
Telephone: 01 662 3113 Facsimile: 01 662 3114
Email: info@quinnagnew.ie PSP Licence No. 003454

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