



Image of mixed use development with PP

32 INFIRMARY ROAD DUBLIN 7

Excellent Redevelopment Opportunity

Prominent corner site
Benefits from Full Planning Permission
Opposite Criminal Courts and new
Dublin Regional Garda Headquarters
Suit a variety of uses and or redevelop
Spirit, Beer & Wine retailers Licence*

(*Available separately, not included in the sale of the property)

FOR SALE

BER RATING

Apartment

BER G
BER No. 109359158
EPI: 548.93 kWh/m²/yr

Retail Unit

BER D2
BER No. 800535403
EPI: 268.38 kWh/m²/yr



**QUINN
AGNEW**

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LOCATION

The property is situated at the prominent junction of Infirmary Road and Montpelier Hill. Infirmary Road is a main vehicular route connecting Cunningham Road/ Parkgate Street with the North Circular Road.

The Criminal Courts of Justice and the newly revealed site of the Dublin Region Garda Headquarters, which will accommodate up to 500 Garda and ancillary staff once completed, are both opposite.

The area enjoys the benefit of excellent transport links and is accessible to both Heuston mainline rail station, the LUAS Red Line and many bus services.

The general area has experienced extensive redevelopment in recent years with many new apartment blocks and office buildings located in and around Parkgate Street, St. John's Road, and Conyngham Road.

Nearby occupiers include Phoenix Park Hotel, Parkgate Place Business Centre, Parkgate Street Post Office and Paddy Power, all within close proximity to the Phoenix Park nearby.

DESCRIPTION

The property comprises a detached two storey over part basement building.

The ground floor consists of a retail unit with ancillary storage area. The basement is storage with a large self-contained apartment on the first floor.

The total site area c. 309.8 m²

PLANNING PERMISSION

The property is zoned Z5 "To consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design character and dignity." In the Dublin development plan 2016-2022.

Permission was granted in May 2013 (Ref. 2797/12) to redevelop the property into a four storey over basement Retail and Office development. Link: <http://www.dublincity.ie/AnitePublicDocs/00400486.pdf>

ACCOMMODATION

The approximate gross internal floor areas as currently provided are as follows:

	m ²
Basement:	19.4
Ground Floor:	115.5
First Floor:	89.1
	<hr/>
	224.0
	<hr/>
Total site area:	c. 310 m ²

All intending purchasers are advised to verify the floors and undertake their own due diligence.

OPPORTUNITY

This is an opportunity to acquire a uniquely located property on a prominent Dublin corner. The property offers the opportunity to carry out refurbishment works, develop the site in line with existing planning permission, apply for an alternative scheme and/or maximise the advertising potential.

The property also has a Spirit, Beer and Wine Retailers Licence which was renewed October 2016. This Licence can be purchased as an addition to the sale of the property if required.

TITLE

Freehold.

COMMERCIAL RATES

The rateable valuation is €13,870

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