



BER RATING

BER EXEMPT

SOLICITORS

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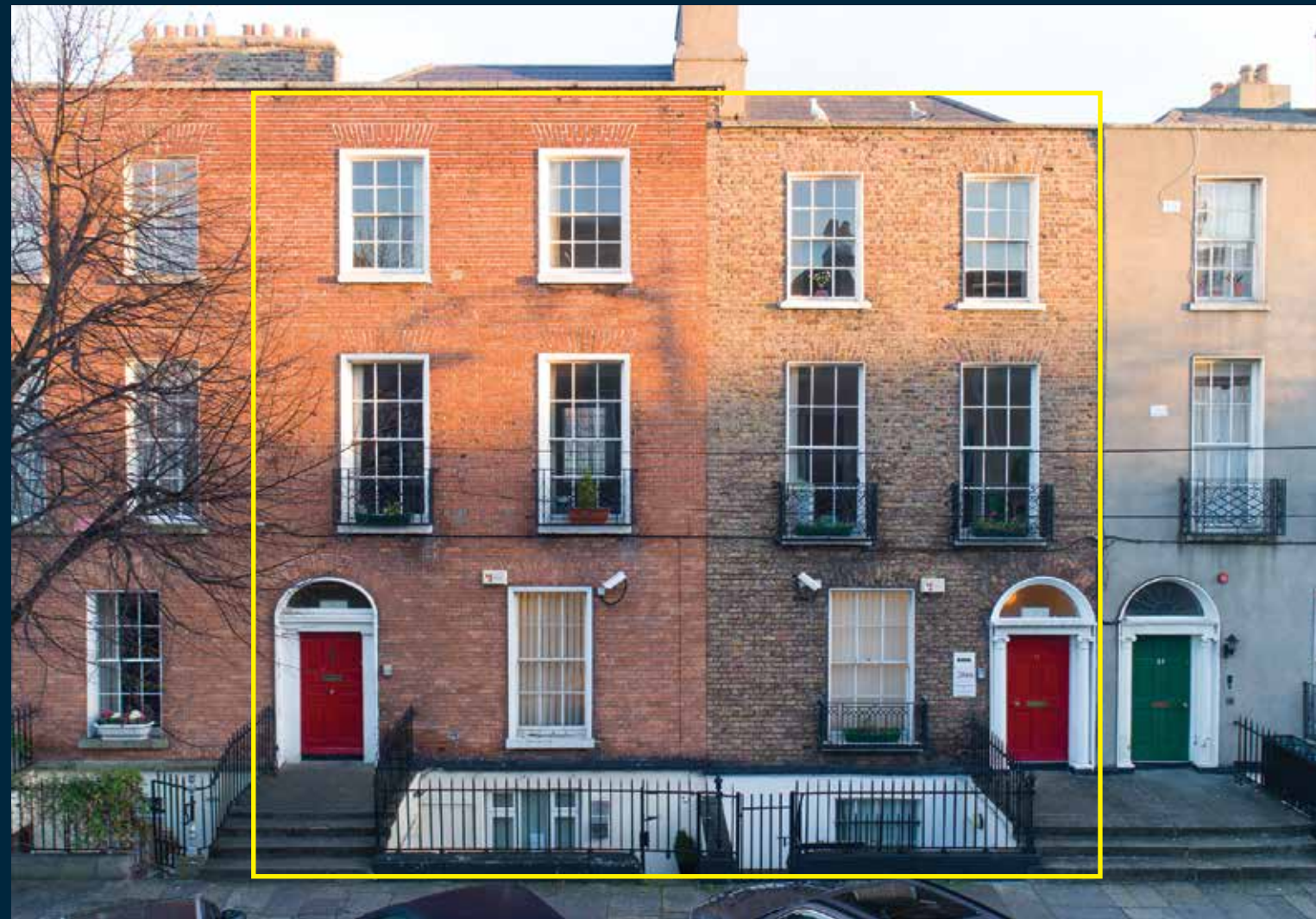


**QUINN
AGNEW**

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38 / 39 BLESSINGTON STREET DUBLIN 7

Two interconnecting Georgian buildings

c. 575 m² GIA
Vacant possession
Secure car parking to rear
Adjacent to Blessington Street Basin
Suit owner occupier / investors

FOR SALE

01 662 3113
www.quinnagnew.ie



LOCATION

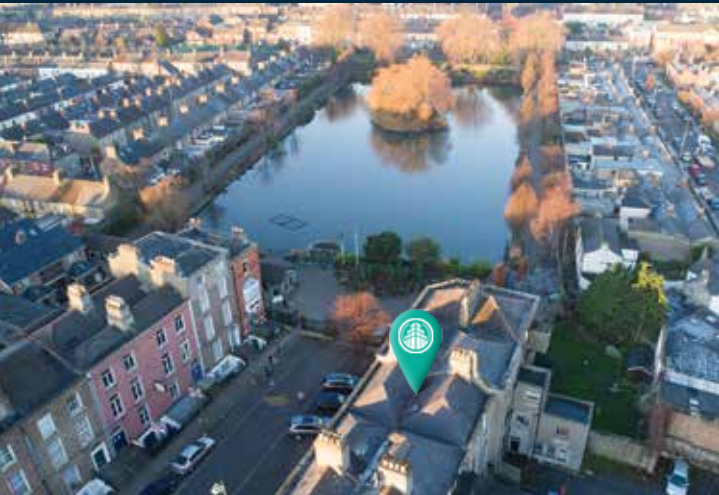
The subject property is located at the top section of Blessington Street which is a cul-de-sac adjacent to Blessington Street Park (The Basin), a Victorian style park.

Blessington Street connects with Berkley Street/ Mountjoy Street and also via North Frederick Street to Parnell Square and O’Connell Street.

The area has excellent transport links and is served by Dublin Bus and dublinbikes. The LUAS Cross City Route with stations proposed for Dominick Street and Broadstone will also further enhance the location.

On street pay and display parking is also available.

The building is in close proximity to the Mater Hospital, Kings Inn, the Rotunda Hospital and the new DIT Campus at Grangegorman.



DESCRIPTION

The property comprises two mid-terraced, three storey over basement level Georgian buildings with secure car parking to the rear for 8/10 cars.

The properties are of traditional Georgian construction with brick façade to the front and smooth rendered to the rear. The roofs are hipped and have been reslated in recent years.

Windows to the main building are generally timber sliding sash with some PVC/timber casement to the rear/return areas.

Internally the walls are generally painted, with some feature cornice work.

The timber floors have been reinforced throughout the building, and carpet finishes are generally provided.

The accommodation is generally laid out in a mixture of cellular and open plan offices together with staff facilities.

The buildings interconnect at each level, however, they are separately metered for services/utility. Heating is via gas radiators with two boilers.

The properties benefit from fire alarms throughout.



ACCOMMODATION

The gross accommodation of the properties are as follows:

	m ²
No. 38:	243.2
No. 39:	331.6

The net internal areas are as follows:

No. 38	
Basement:	39.5
Ground floor:	35.0
First floor:	
First floor return:	43.7
	10.1

Second floor:	36.1
	<u>164.4</u>

No. 39	
Basement:	55.8
Ground floor:	46.5
Ground floor return:	10.8

First floor:	55.3
First floor return:	16.0

Second floor:	50.8
	<u>235.2</u>

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



PLANNING

The properties are in an area zoned Z8 “To protect existing architectural and ancillary design and character, to allow only for a limited expansion consistent with the conservation objective” in the Dublin City Development Plan 2011-2017.

The property is a Protected Structure.

OPPORTUNITY

The properties have been in use as offices and counselling/training rooms and are ideal for this purpose, however, the properties could also be subdivided and/or converted to residential accommodation s.p.p.

TITLE

Freehold.

