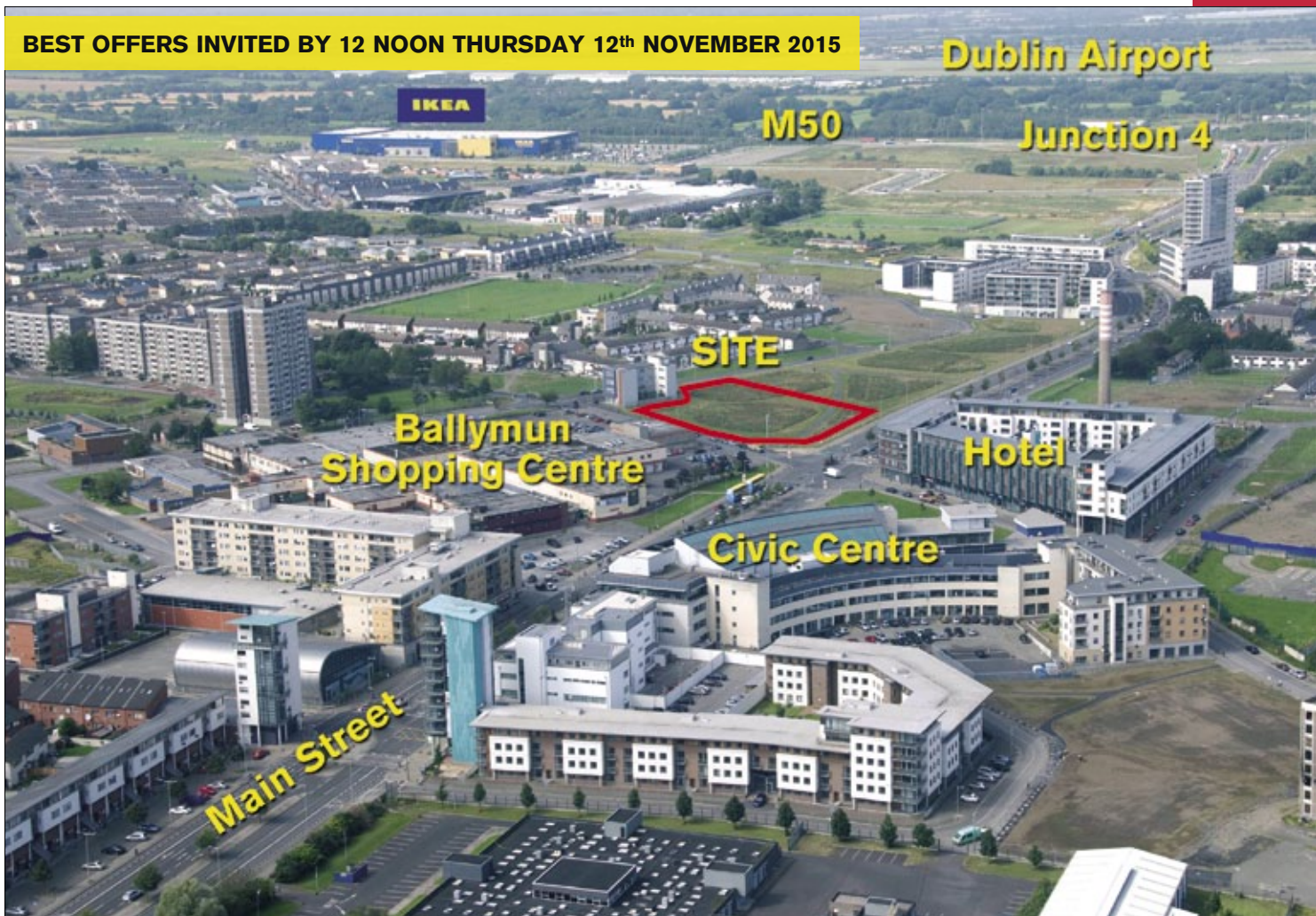


ON THE INSTRUCTIONS OF DUBLIN CITY COUNCIL

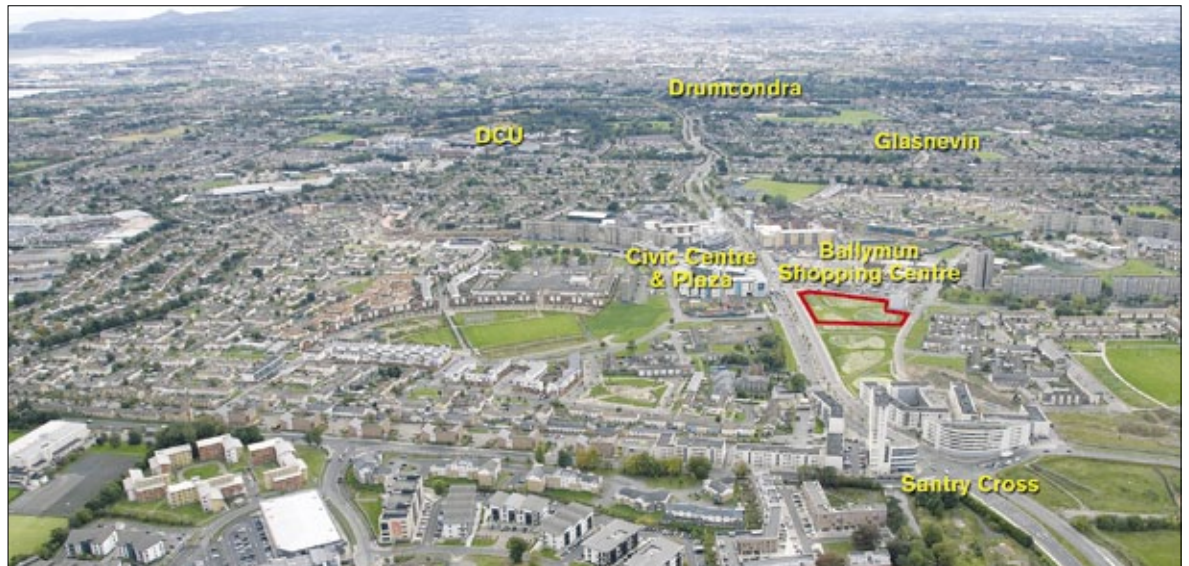
**LANDS APPROX. 0.74 HA (1.83 ACRES)  
ZONED Z4 DISTRICT CENTRE  
MAIN STREET, BALLYMUN, DUBLIN 11**

**BEST OFFERS INVITED BY 12 NOON THURSDAY 12<sup>th</sup> NOVEMBER 2015**



**+ 353-1-638 2700**

- Zoned Z4 District Centre and suited to a high quality retail/office/student accommodation/residential use in this excellent location in the centre of Ballymun with extensive frontages to Main Street and Balcurris Road, south of IKEA, Dublin Airport and the M50 'C' Ring.
- Located in the heart of Ireland's largest and most successful urban regeneration area.
- The site is located immediately to the north of Ballymun Shopping Centre opposite the Ballymun Civic Centre and Plaza.
- Attractive development proposition for a wide range of retailers, owner-occupiers, investors, developers and institutional investors.



#### LOCATION & PLANNING DETAILS

The site is very well located between Main St. and Balcurris Road to the north of Ballymun Shopping Centre, south of IKEA, the M50 motorway and Dublin Airport. This is a highly accessible commercial location offering immediate access to the Ballymun residential area and the northern Dublin suburbs.

**The lands are Zoned Z4 under the Dublin City Council Development Plan 2011-2017 “to provide for and improve mixed-services facilities”.**

#### PERMISSIBLE USES

Amusement/leisure complex, ATM, bed and breakfast, betting office, buildings for the health, safety and welfare of the public, car park, car trading, childcare facility, civic offices, community facility, cultural/recreational building and uses, delicatessen, education, embassy office, enterprise centre, garden centre, guest house, halting site, home-based economic activity, hostel, hotel, industry (light), live work units, media recording and general media-associated uses, Medical and related consultants, Motor sales showroom, office (max. 600 sqm), off-licence, open space, park and ride facility, part off-licence, petrol station, place of public worship, public house, residential, restaurant, science and technology-based industry, shop (district), shop (neighbourhood), takeaway, training centre.

#### OPEN FOR CONSIDERATION USES

Open for consideration uses: advertisement and advertising structures, civic and amenity/recycling centre, conference centre, embassy residential, factory shop, financial institution, funeral home, garage (motor repair/service), household fuel depot, Internet café, nightclub, office (max. 1,200 sqm), outdoor poster advertising, shop (major comparison), warehousing (retail/non-food)/retail park.

#### FURTHER INFORMATION

For further information and details, contact:

Hugh Markey 01-638 2700 hmarkey@lisney.com or Ross Shorten 01-638 2700 rshorten@lisney.com

#### PROCEDURE

Best offers in writing should be delivered to the offices of Lisney, St. Stephen’s Green House, Earlsfort Terrace, Dublin 2 no later than 12 Noon on Thursday 12th November 2015 marked “**Best Bids - Ballymun**”.

#### PROPOSALS

The proposals should include the price offered, on a subject to planning permission basis together with an outline development proposal. The disposal will be subject to the receipt of planning permission for a mixed use commercial development of at least 4 storeys in height onto Main Street, Ballymun in accordance with the Z4 ‘mixed services facilities’ zoning (e.g. retail with offices, apartments or student accommodation on the upper floors). The proposed disposal, once agreed, will be subject to approval from the Local Area Committee and subsequently the full Dublin City Council.

#### METRO NORTH

The Government recently announced that Metro North, linking Dublin city centre with Dublin Airport, is to proceed. The planned Ballymun stop will be situated in close proximity to the site.

+ 353-1-638 2700



Civic Plaza & Hotel





**Ballymun Shopping Centre**

Sentinel Buildings at the beginning of Ballymun Main Street



Civic Centre and Plaza, Main St. Ballymun



An independently owned and operated member of the



**ST. STEPHEN'S GREEN OFFICE**  
 St. Stephen's Green House,  
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 Tel: +44 2890 501 501 Fax: +44-2890-501505. Email: property@lisney-belfast.com  
 1 South Mall, Cork. Tel: 021 427 5079. Fax: 021-427 2405  
 Email: cork@lisney.com

Lisney and the Vendor/Lessor whose Agents they give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction. Lisney PSRA: 001848.

