

FOR SALE – LATEST DATE FOR RECEIPT OF OFFERS 12 NOON FRIDAY 14TH OCTOBER 2016

43 AUNGIER STREET & 1 DIGGES STREET UPPER, DUBLIN 2



01-638 2700

- Landmark corner building in the heart of Dublin 2.
- Superbly located on one of the city's busiest thoroughfares beside the 'Camden District'.
- Excellent refurbishment opportunity (S.P.P.).
- The corner building is listed on the Record of Protected Structures.
- The property comprises approx. 350 sqm (3,767 sqft) Gross Internal Area incorporating a former public house at ground level with former residential accommodation overhead.
- Situated opposite DIT and close to a vast array of city centre amenities including bars, shopping and the Luas.
- Close to St. Stephen's Green and Grafton Street.





LOCATION

No. 43 Aungier Street & 1 Digges Street are located on the east side of Aungier Street on the corner with Digges Street Upper in Dublin 2. The buildings are adjacent to the Dublin Institute of Technology on Aungier Street and lie approximately 200m from St. Stephens Green. They are within walking distance from Grafton Street and Dame Street. The street is one of Dublin city's busiest thoroughfares. This area is undergoing considerable urban regeneration and lies within the vibrant 'Camden District'.

DESCRIPTION

No. 43 Aungier Street (the former "Aungier House" pub) is a former public house and comprises a four-storey over basement corner property with a 3 storey property to the rear at 1 Digges Street Upper. We understand that the accommodation extends to a gross internal area of approximately 350 square metres. The property is in poor condition and in need of considerable refurbishment. The buildings provide a single refurbishment opportunity. Planning permission will be required from Dublin City Council for the building's future use and all renovations. A 7-day licence is no longer attached to the premises.

LAND USE ZONING

The land use zoning is objective 'Z5' (City Centre) under the Dublin City Development Plan 2011-2017 'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity'. The building falls within a conservation area.

PROTECTED STRUCTURE

The building is listed on the Record of Protected Structures. A conservation architect will need to be appointed to liaise with Dublin City Council in respect of all aspects of the refurbishment.

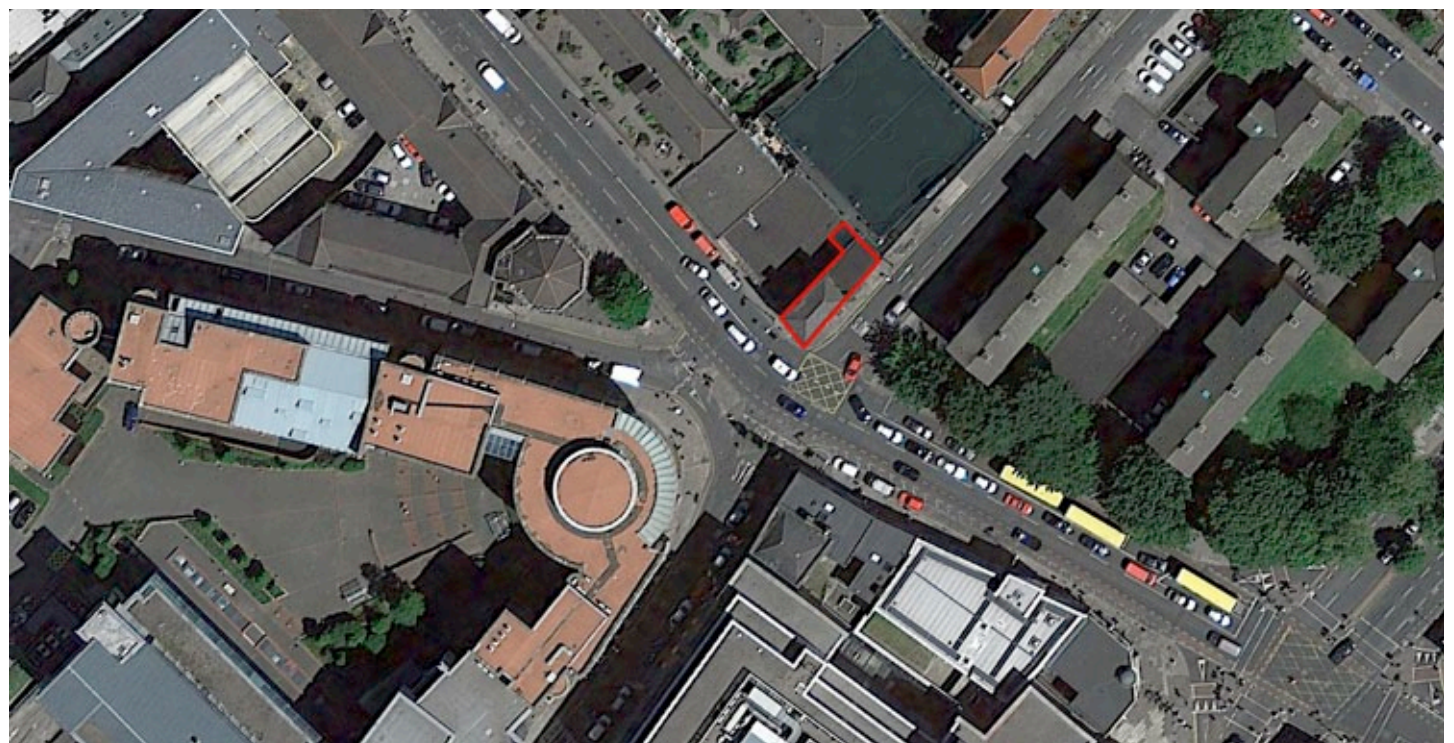
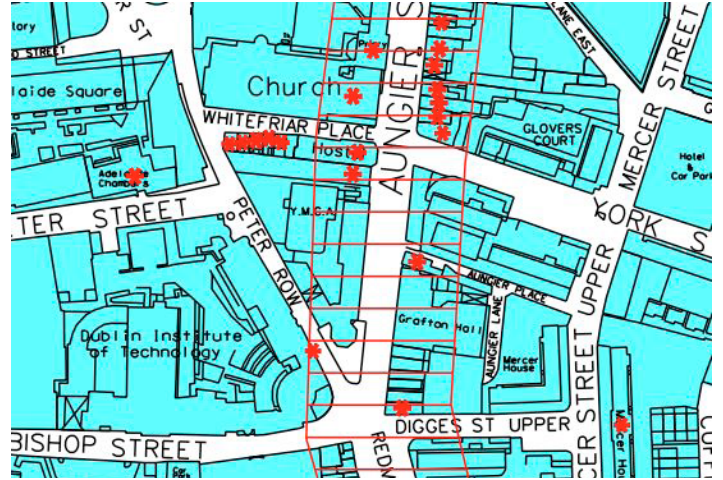
TITLE

Freehold Title. The disposal shall be by way of building licence agreement and the freehold title shall be transferred to the proposed purchaser on full completion of the approved development which will be within an agreed timescale and subject to planning permission.

BER CERTIFICATE

No. 43 Aungier Street is BER Exempt due to its protected status and No 1 Digges Lane is also BER exempt as it is not habitable.

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ADDITIONAL DOCUMENTS AVAILABLE ON REQUEST

1. Contract Map.
2. Existing Floorplans
3. Conservation Report (2002)
4. Photographic Survey (2015)
5. Feasibility Study (2016)

The documents referred to above are for information purposes only and each party should satisfy themselves with all aspects of this refurbishment project.

Please note that the vaults located beneath the pavement are not included in the sale and the proposed purchaser will be required to build a retaining wall along the building line in accordance with Dublin City Council's standards booklet 'Construction Standards for Roads and Street Works'.

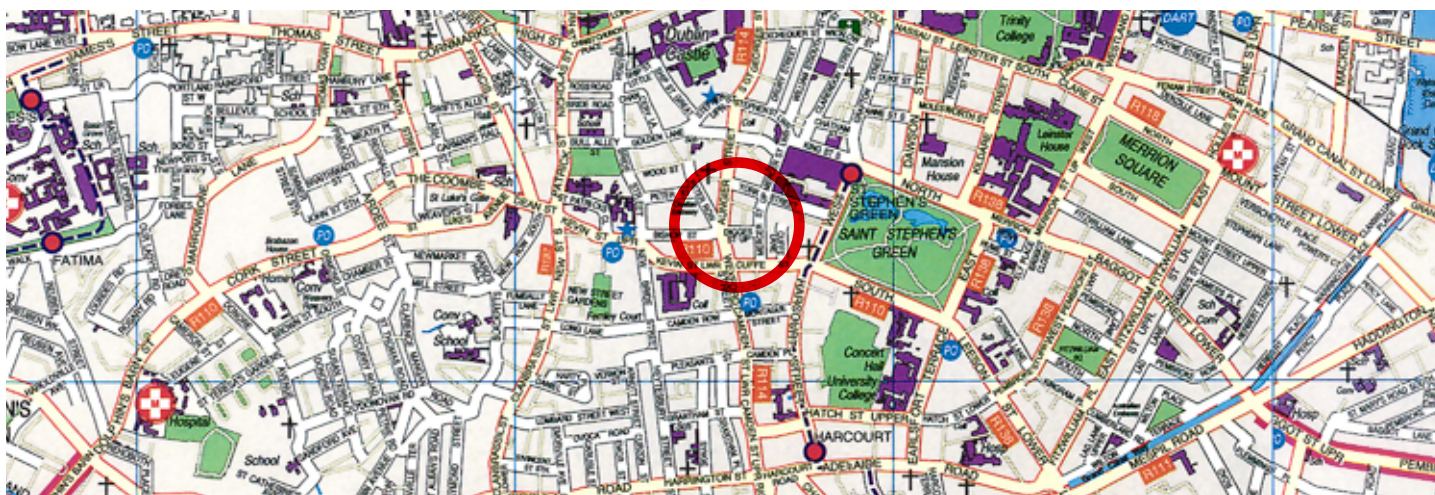
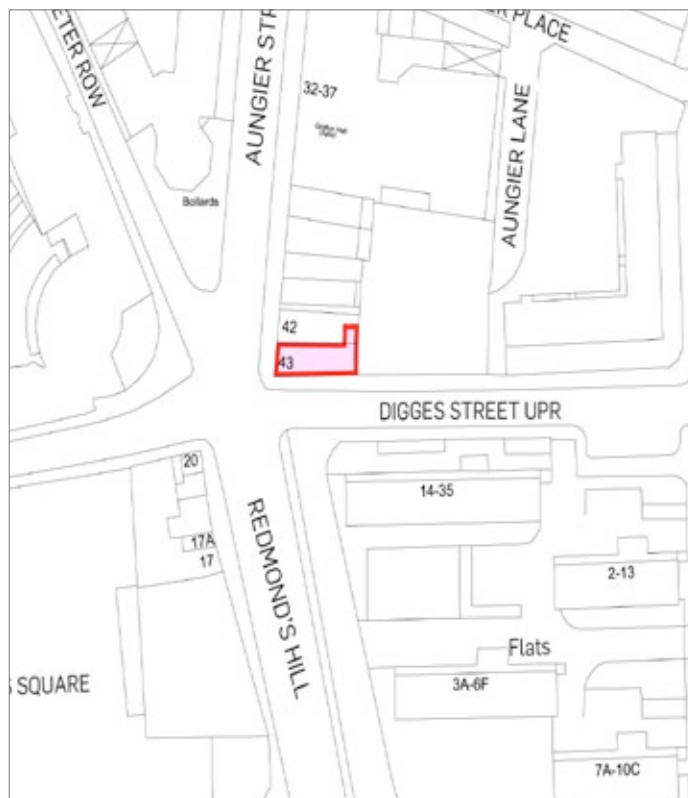
VIEWING/OFFERS PROCEDURE

The property is in need of considerable refurbishment. Viewing is by appointment only and is limited to the ground floor unless the visitor has their own personal injury insurance policy in place. Details of the offers procedure and the information required is available on request. The latest date for receipt of offers is 12 noon on Friday 14th October 2016 to be delivered by hand to the Lisney reception at 6th Floor, Stephen's Green House, Earlsfort Terrace, Dublin 2, in sealed envelope marked "Aungier Street". The vendors are not obliged to accept the highest or any offer received.

For further information please contact:

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Lisney for themselves and the Vendor/Lessor whose Agents they are 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.



PSRA No. 001848