

ON THE INSTRUCTIONS OF FRANK NOWLAN OF WK NOWLAN REAL ESTATE ADVISORS ACTING AS RECEIVER

## HIGH PROFILE REDEVELOPMENT SITE 47/48 CHELMSFORD ROAD, RANELAGH, DUBLIN 6



01-638 2700

- Cleared site approx. 0.018 ha (0.044 acres) with FPP granted in March 2013 for redevelopment to restaurant and offices.
- Long established urban commercial area.
- This is a rare opportunity for investors and developers to acquire a compact retail/restaurant site in the centre of this thriving village.
- Zoned Z4 "to provide for and improve mixed services facilities"







## LOCATION

Chelmsford Road is located in the heart of Ranelagh, close to all amenities and beside the main retail centre of this thriving village and within walking distance of Dublin city centre, Rathmines and Donnybrook and only 5mins walk from the Ranelagh LUAS Stop which provides light rail connections to Cherrywood, Dundrum and the City Centre (1.6km) and to link shortly with the Red Line and Cross City LUAS services.

## DESCRIPTION

The site is located on the northern side of Chelmsford Road only 25m from Ranelagh Road, which runs through the heart of this south city suburb. The property adjoins a contemporary commercial building along its southwestern elevation. The eastern portion of Chelmsford Road is largely residential in character with late Victorian terrace dwellings. The site has a rear access from Westmoreland Park. The site is currently overgrown.

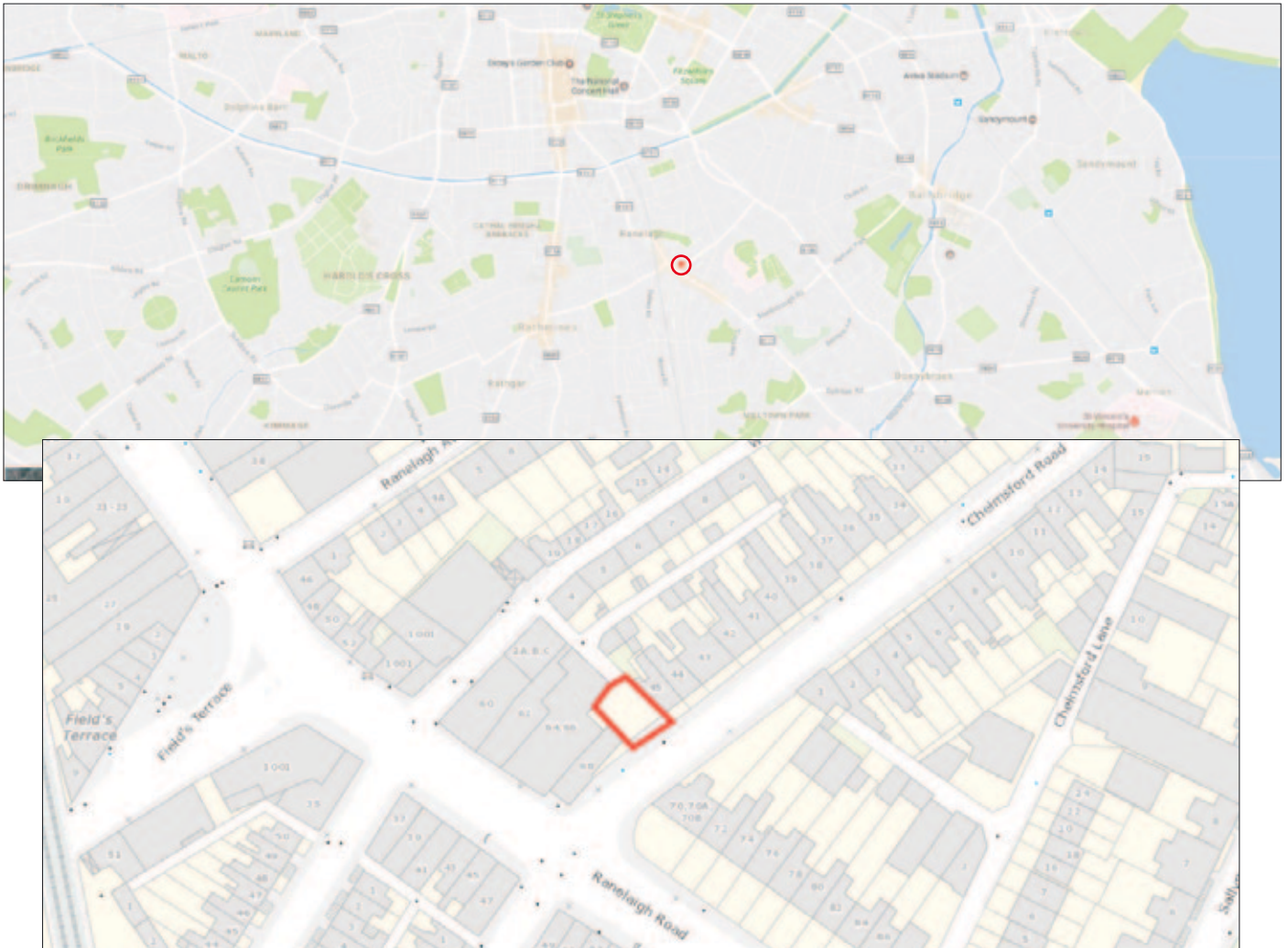
The site comprises a vacant plot previously occupied by a motorcycle sales and servicing centre (Gem Honda Centre). The building was demolished in accordance with redevelopment planning permission Reg. Ref. 5037/05, granted in 2006, but that permission was not built out and the site has been vacant since that time. A previous grant of permission was also obtained in 2000 for demolition and the construction of a new shop with 2 apartments on first floor.



Corner of Ranelagh and Chelmsford Road.



Chelmsford Road looking towards Ranelagh.



## TOWN PLANNING

The property is situated in an area Zoned Z4 under the Dublin City Development Plan 2016 to 2022 "to protect, provide for and or improve mixed-use neighbourhood centre facilities".

Planning permission Reg. Ref. 3302/11 was granted for the development of a mixed-use development. The proposed development is to comprise the construction of approx. 438 sq.m. mixed-use three storey (over basement) building comprising restaurant use (283 sq.m.), office use (75 sq.m.) and ancillary/circulation space of 80 sq.m. The proposed development will consist of the provision of a service yard with associated waster areas and cycle parking facilities, associated plant and a projected window on overhang on the Chelmsford Road frontage.

**Zoned Z4** - To provide for and improve mixed services facilities.

### Permissible Uses

Amusement/leisure complex, 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 (1) , Education, Embassy office, Enterprise centre, Garden centre, Guest house, Halting site, Home-based economic activity,

Hostel, Hotel, Industry (light), Live work units, media-associated uses, Medical and related consultants, Motor sales showroom, office (max. 600m<sup>2</sup> ), 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), Take-away, Training Centre.

### Open for Consideration Uses

Note: (1) Delicatessen is not included in the definition of a shop in the regulations. It is a distinct use. The use should be permissible subject to safeguards such as over-proliferation of such uses in a shopping street. A definition has been included - selling mainly gourmet cold food (no fried foods).

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. 1200m<sup>2</sup> ) Outdoor poster advertising, Shop (major comparison), Warehousing (retail/non-food)/retail park.



### TITLE

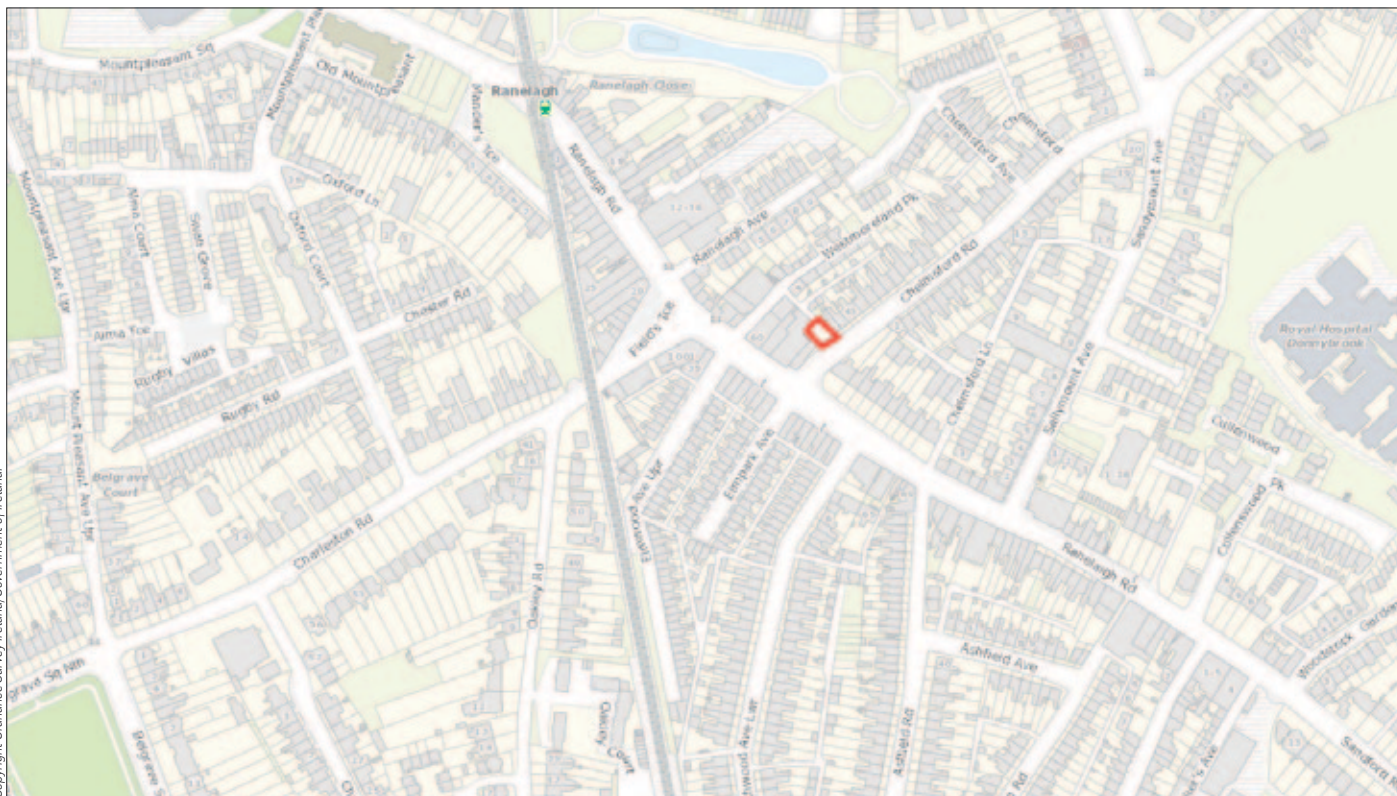
The property is held under a long leasehold title and is offered for sale with vacant possession. There is a Right of Way access to Westmoreland Park to the rear.

### PRICE

On application.

### VIEWING AND FURTHER INFORMATION

Contact Ross Shorten and JP Flynn of Lisney on 01 6382700.



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View of Ranelagh towards The Triangle.



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