

REDEVELOPMENT SITE (SUBJECT TO PLANNING PERMISSION) 75A LEESON STREET UPPER, DUBLIN 4



01-638 2700

- Superb opportunity to purchase a redevelopment property with excellent potential (subject to planning permission).
- Former retail and storage unit of approx. 71.8 sqm (772.5 sqft) on a site of approximately 142.1 sqm (1,530 sqft)
- High profile corner location on Leeson Street Upper adjoining Swan Place.
- Benefits from very high volumes of passing vehicular and pedestrian traffic.
- A mixture of residential, commercial, retail and business occupiers are nearby to include Lisney, Forest & Marcy, and Spar.



LOCATION

The property is situated on the western side of Upper Leeson Street opposite its junction with Morehampton Road and Wellington Lane, at the corner of Swan Place, approximately 1.6 kms south of Dublin city centre and 1.5 kms east of Ranelagh. The surrounding area comprises a mix of both residential and commercial uses, consisting of mainly detached and semi-detached period residences along Morehampton Road and apartment blocks at Morehampton Square, Leeson Court and Leeson Village.

DESCRIPTION

The property comprises a detached single storey building with a retail area to the front section and stores to the rear. There is a small rear yard. The property previously traded as a motor factors and has been vacant for many years. The property presents an excellent opportunity for redevelopment.

ACCOMMODATION

We understand the unit comprises an approx. net internal floor area of 71.8 sqm (772.5 sqft) on a site of approx. 142.1 sqm (1,530 sqft).

Description	SqM	SqFt
Retail Area	42.9	461.6
Store No. 1	11.7	125.5
Store No. 2	10.4	113.3
Store No. 3	6.7	72.1
Total Net Internal Area	71.8	772.5
Toilet with W.C. & W.H.B.	2.5	27.2
Total Approx. GIA	93.5	1,006.6

TITLE

We understand the property is held freehold title.

TOWN PLANNING:

The land use zoning is objective Z1 (Sustainable Residential Neighbourhoods) "To protect, provide and improve residential amenities" under the Dublin City Development Plan 2016-2022.

Permissible uses include:

Buildings for the health, safety and welfare of the public, childcare facility, community facility, cultural/ recreational building and uses, education, embassy residential, enterprise centre, medical and related consultants, place of public worship, public service installation, residential, shop (local), training centre.

DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@lisney.com

CORK

1 South Mall,
Cork,
T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

LONDON

33 Cavendish Square,
Marylebone,
London, W1G 0PW, UK
Tel: +44 (0)203 714 9055
Email: london@lisney.com

Open for Consideration Uses include:

Bed and breakfast, betting office, hostel, hotel, industry (light), live/ work units, media-associated uses, public house, restaurant, veterinary surgery.

QUOTING PRICE:

On application.

BER INFORMATION

BER: D2.

BER No: 800606642.

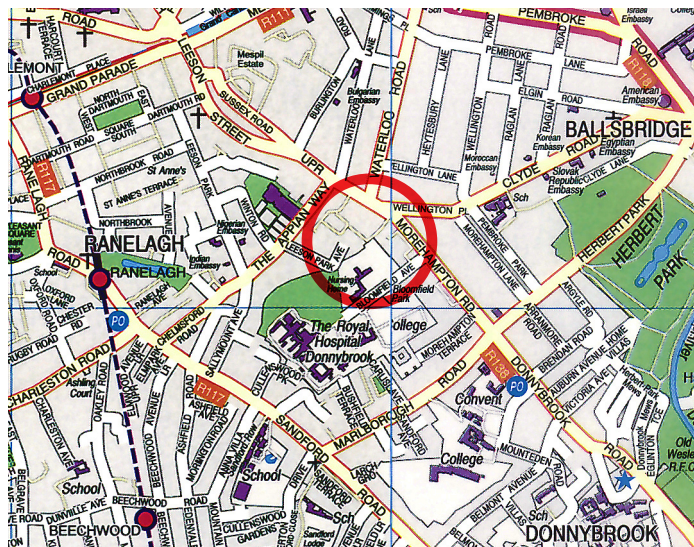
EPI: 1051.51 kWh/m²/yr

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Jennifer Prunty 01-638 2751 jprunty@lisney.com



Ref: CAS40566

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

