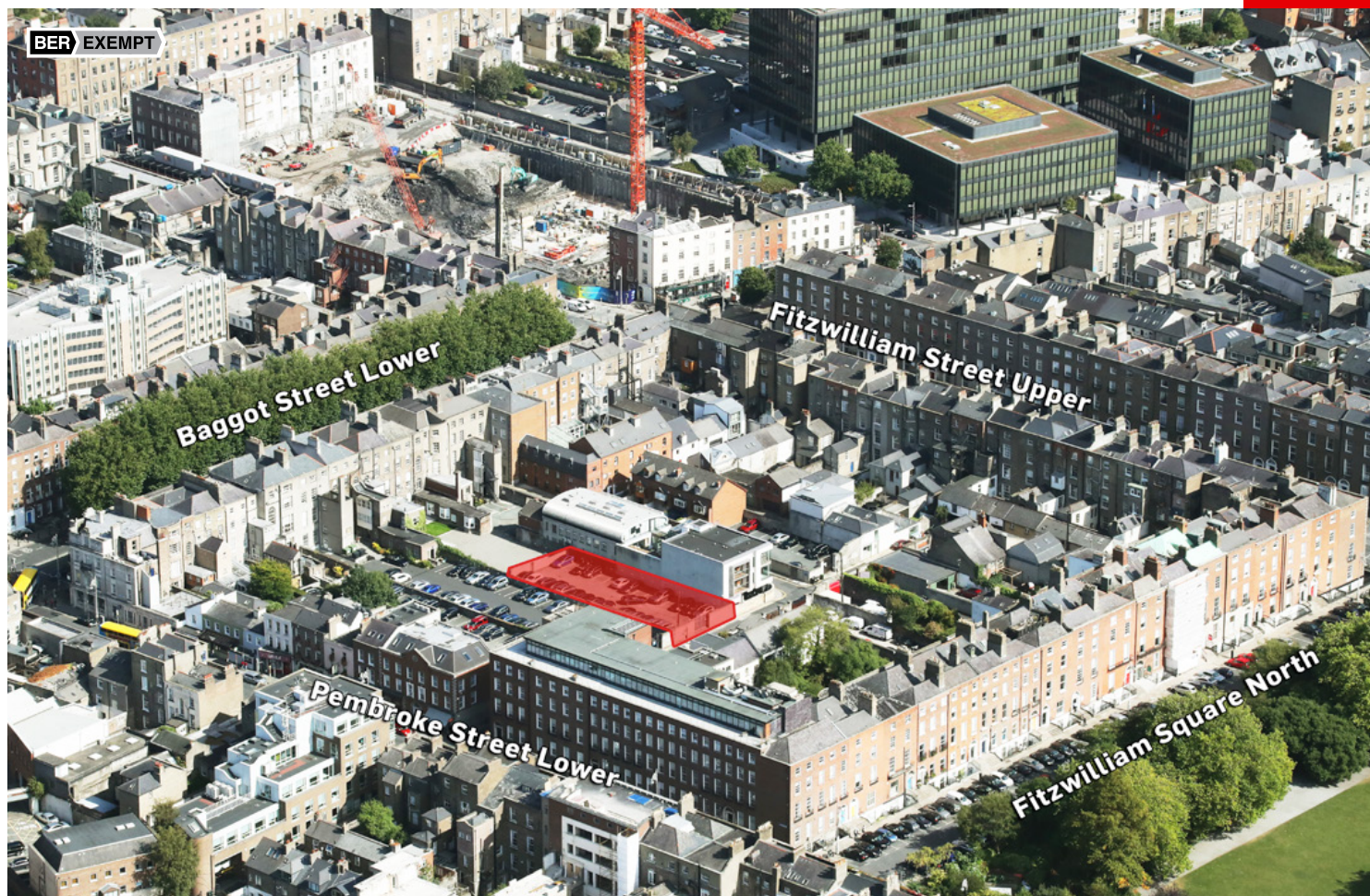


FOR SALE BY ONLINE TENDER WEDNESDAY 7TH NOVEMBER 2018 (UNLESS PREVIOUSLY SOLD)

PEMBROKE LANE CAR PARK, DUBLIN 2



01-638 2700

- Prime Freehold Dublin 2 development opportunity with income from surface car parking
- Situated only 5 minutes' walk from St. Stephen's Green and the Shelbourne Hotel
- Tarmac double yard extending to 0.14 acre - the width of two Georgian buildings
- Principally zoned Zone Z1, part zoned Z8
- Currently laid out as 32 car parking spaces
- Producing approx. €112,000 pa from various local occupiers on short term licence agreements
- Offers potential for a residential, commercial or mixed-use scheme (subject to planning permission)



LOCATION

Located in the heart of Dublin 2, the property is situated on the north side of Pembroke Lane. Pembroke Lane links Baggot Street Lower and Pembroke Street Lower in the heart of the Georgian area and Central Business District.

Located in a prime city centre location it adjoins a high quality modern office and residential development.

The immediate area is the hub of business, tourism and culture in Dublin with everything that Dublin's City Centre has to offer all within walking distance. This part of the city with traditional Georgian squares, chic restaurants, hotels, pubs plus excellent retail amenities making it a very compelling location for commercial and residential occupiers. Merrion Square, Fitzwilliam Square, St Stephen's Green and Grafton Street are all a short distance away.

Public transport links includes the LUAS Green Line at St Stephen's Green, Pearse Street DART station and numerous Dublin Bus routes serve the location.



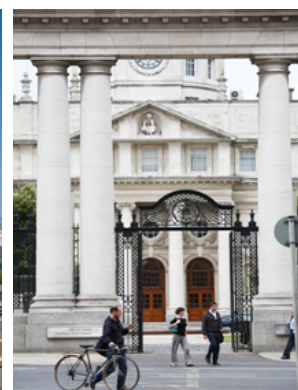
Shelbourne Hotel



St. Stephen's Green



St. Stephen's Green Shopping Centre



Government Buildings

DESCRIPTION

The site which extends to 0.14 acres (0.06 hectares) is a double fronted site as it extends the width of two Georgian buildings. It is rectangular in shape with the boundaries clearly outlined by stone walls surrounding.

The site has enormous potential for the development of a residential, commercial or mixed-use scheme (subject to planning permission). There is no recent planning history on the site although it adjoins two modern commercial and residential buildings which have been developed to a high standard.

The property is currently in use as a car park laid out to provide 32 marked car parking spaces with 24/7 access provided by electric rolling gate.



TENANCY DETAILS

32 marked car spaces currently producing approx. €112,000 per annum from various local occupiers on short term licence agreements.

TENURE

Freehold Title

METHOD OF SALE

For sale by **Online Tender** through the Lisney "**Click to Purchase**" platform. Bids to be submitted by 3pm on Wednesday 7th November 2018.

ZONING

The majority of the site is zoned Zone Z1: Sustainable Residential Neighbourhoods 'To protect, provide and improve residential amenities' with a small portion close to the Baggot Street end of the site falling within the Z8: Georgian Conservation Areas.



SOLICITORS

P.C.L. Halpenny & Son,
96 Upper George's Street, Dun Laoghaire, Co. Dublin
Reference: Conor Halpenny
Telephone: 01 280 1315

AMV

Seeking bids in excess of €1,600,000 exclusive.

VAT

We are advised that VAT at 13.5% will be applicable on the sale.
Transfer of business relief applies.

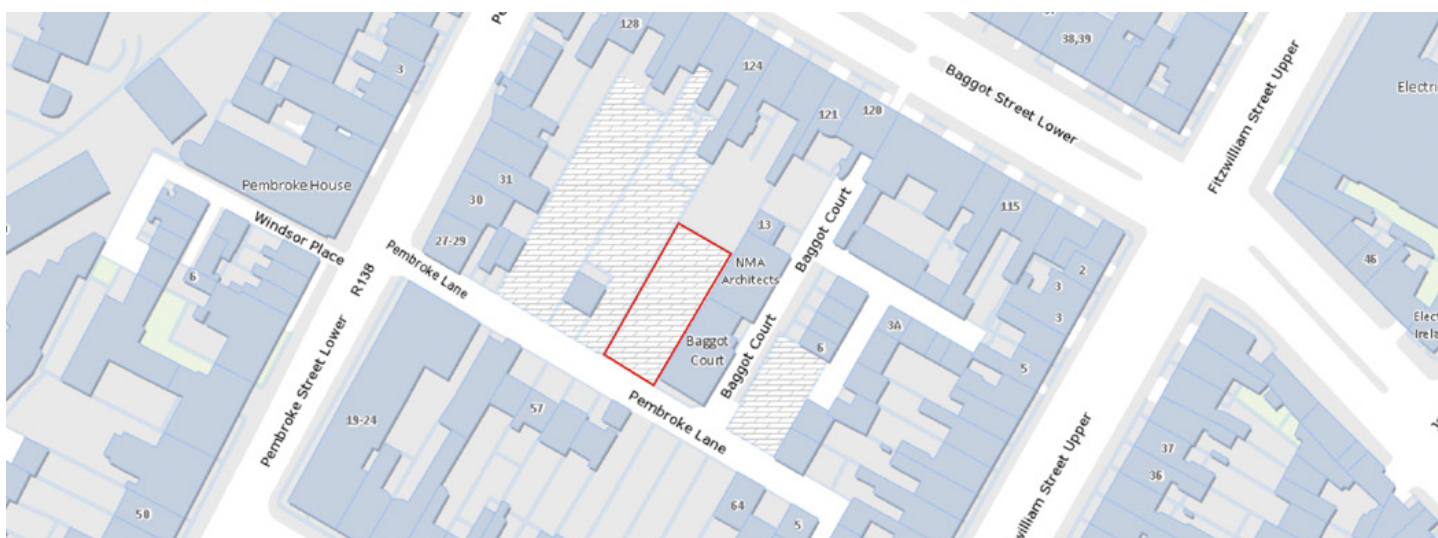
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

Ross Shorten rshorten@lisney.com 01-638 2745

Thomas Byrne tbyrne@lisney.com 01-638 2770



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

91 Wimpole Street
London
W1G 0EF, UK
Tel: +44 (0)203 871 2514
Email: london@lisney.com

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

