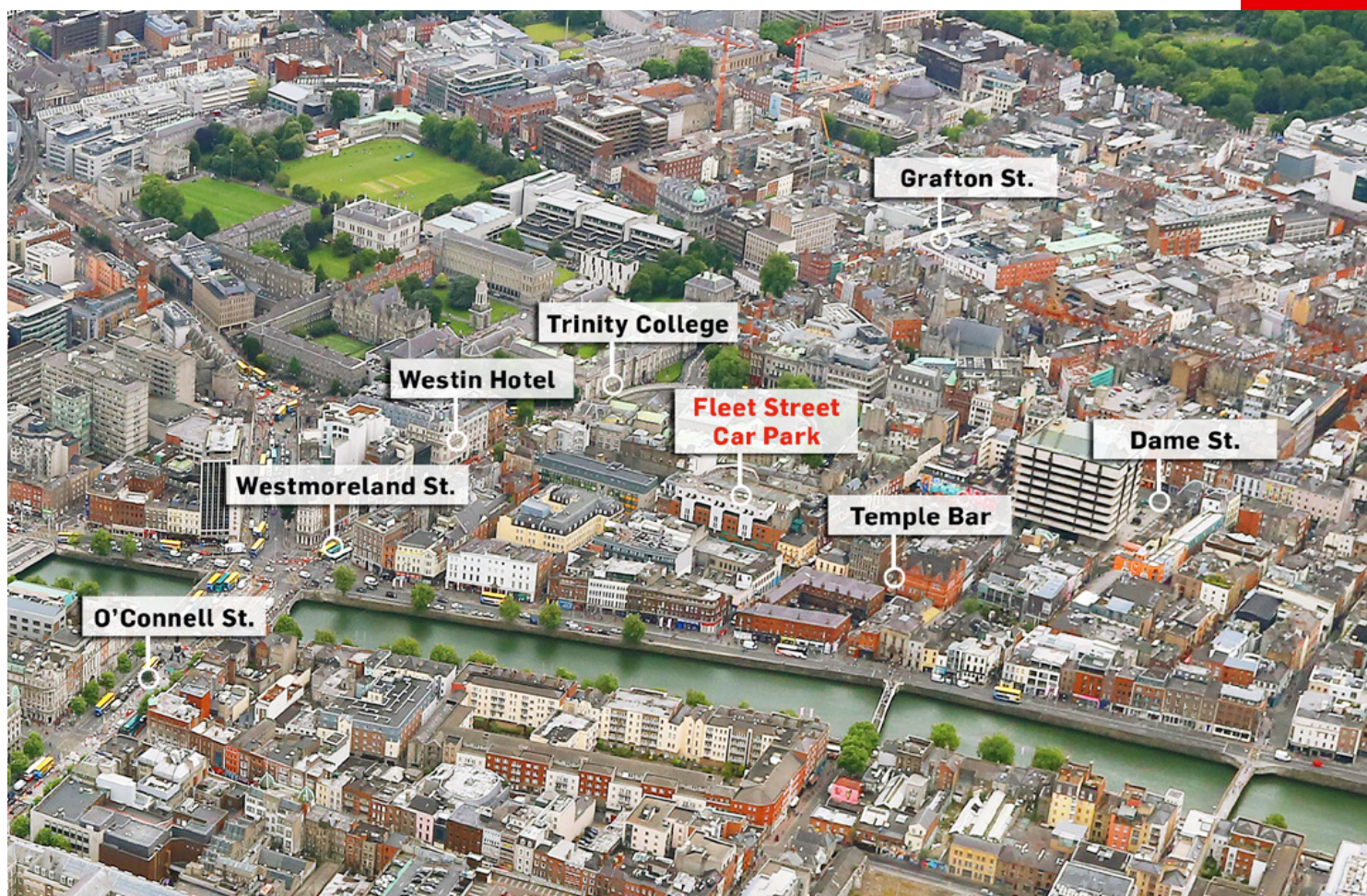


## 33 CAR SPACES, FLEET STREET CAR PARK, 52-57 FLEET STREET, DUBLIN 2



**01-638 2700**

- 33 car spaces located in Fleet Street Car Park in Temple Bar
- Central location close to Dublin's main shopping streets; Grafton Street and Henry Street
- 33 car spaces for sale in one lot only
- Long leasehold title
- Located in one block on 5th floor of the car park
- Lift access to all floors



Trinity College



## LOCATION

The property is located on the south side of Fleet Street within Temple Bar, midway between its intersections with Westmoreland Street and Bedford Row. It is almost parallel to the River Liffey on the south side of Dublin city centre.

The area is best known for its tourist trade with numerous hotels, bars and restaurants located in the immediate vicinity. Some of these include the Palace Bar, the Temple Bar Pub, the Elephant and Castle, the Oliver St. John Gogarty, the Foggy Dew and La Caverna.

There are also numerous cultural venues within the immediate area including the Irish Film Centre, the Button Factory, the Irish Photography Centre, the Projects Art Centre as well as two squares one of which (Meeting House Square) has an open area theatre space.

## DESCRIPTION

The subject property comprises 33 car parking spaces located in a single block on the fifth floor of Fleet Street Car Park.

Fleet Street Car Park is a modern purpose-built car park with ground floor retail space fronting Fleet Street and provides a total of 393 car spaces. Access to the car spaces is via Parliament Row (just off Fleet Street) with egress directly onto Fleet Street almost opposite its junction with Bedford Row.

The car park is currently operated as a public car park by Park Rite.

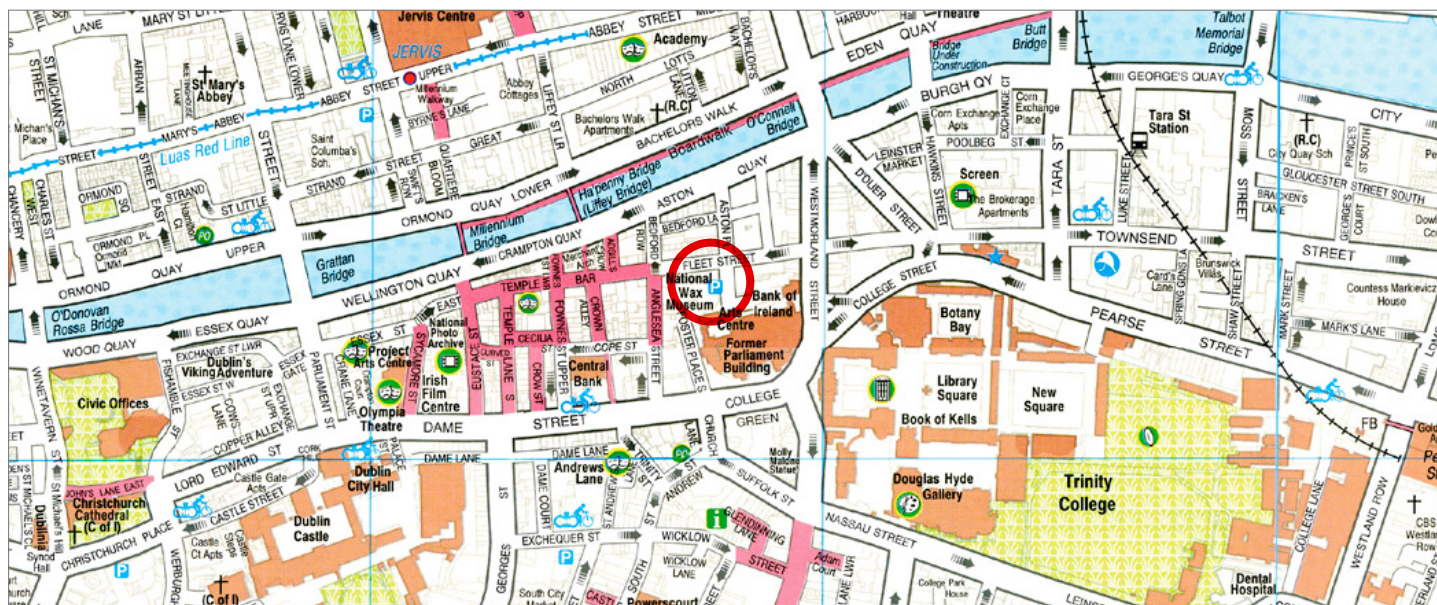
## TITLE

The property is held on a long leasehold title dated 21st June 1995 originally made between ACC Bank and Temple Bar Properties. The lease term is for 10,000 years from the 30th May 1995 and is subject to the payment of a yearly rent of IRE1. This rent is subject to reviews every seven years in line with the Consumer Price Index ('CPI'). As part of the long leasehold obligations, there are commitments to pay building insurance, local authority rates and service charges. We understand these currently equate to €677 per annum, €21,285 per annum and €33,221 per annum respectively.

## FURTHER INFORMATION

For further information please contact:

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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

