

## 8 BURGH QUAY, DUBLIN 2

BER EXEMPT



01-638 2700

- High-profile mixed-use (retail & office) property in Dublin 2
- Well-proportioned rooms with ample natural light
- Entire extending to 3,044 sqft (282.78 sqm)
- Excellent refurbishment potential
- Highly visible corner building overlooking the River Liffey
- Central location with excellent transport links including the Luas Cross City on its doorstep and Tara Street DART station within 300 metres
- For sale with full vacant possession





### **LOCATION**

The subject property comprises a corner building with dual frontage onto Burgh Quay and Hawkins Street in Dublin 2 overlooking the River Liffey. The subject property is a short distance from Trinity College, Grafton Street, O'Connell Street and the Four Courts.

Given the high-profile position of the subject property, it benefits from a high volume of both pedestrian and vehicular traffic.

### **TRANSPORT**

The area is well served by public transport services to include:

The Luas Cross City south line which runs directly adjacent to the subject property with stops at Marlborough Street (200 metres) and Trinity (400 metres) towards St Stephen's Green and the south suburbs. Stop at Westmoreland Street (200 metres) or O'Connell Street GPO (350 metres) heading to the north suburbs including the new Dublin Institute of Technology ("DIT") campus at Grangegorman.

The Luas red line (Abbey Street stop 250 metres) links O'Connell Street Lower to both Connolly Station and Heuston Station (the capital's access points to the country's railway network). The red line also links O'Connell Street Lower to the IFSC, the north docks, the Convention Centre, 3 Arena and the Dublin Port area.

Tara Street DART station is located within approximately 300 metres, this is a rapid transit service which serves the coastal suburbs to the north and south of the city.

There are numerous bus routes also running close to the development as well as Dublin Bike Stations.



## DESCRIPTION

8 Burgh Quay occupies a high-profile corner building which overlooks the River Liffey. The property comprises a four storey over basement, mixed-use period building with a self-contained own door retail unit on the ground floor with associated storage at basement level and office at the three upper floors. The property has the benefit of separate access to the ground floor retail and upper floor offices.

## ACCOMMODATION

DESCRIPTION	SQ.M	SQ.FT
BASEMENT (STORAGE)	55.38	596
GROUND FLOOR (RETAIL)	33.64	362
GROUND FLOOR (OFFICE)	20.63	222
FIRST FLOOR (OFFICE)	55.87	601
SECOND FLOOR (OFFICE)	58.99	635
THIRD FLOOR (OFFICE)	58.27	627
<b>TOTAL</b>	<b>282.78</b>	<b>3,044</b>



**TENURE**

Freehold/Long Leasehold

**VAT**

The purchaser will be liable for any VAT (if applicable) arising from the transaction

**PRICE**

Offers are sought in excess of €920,000 exclusive

**ZONING**

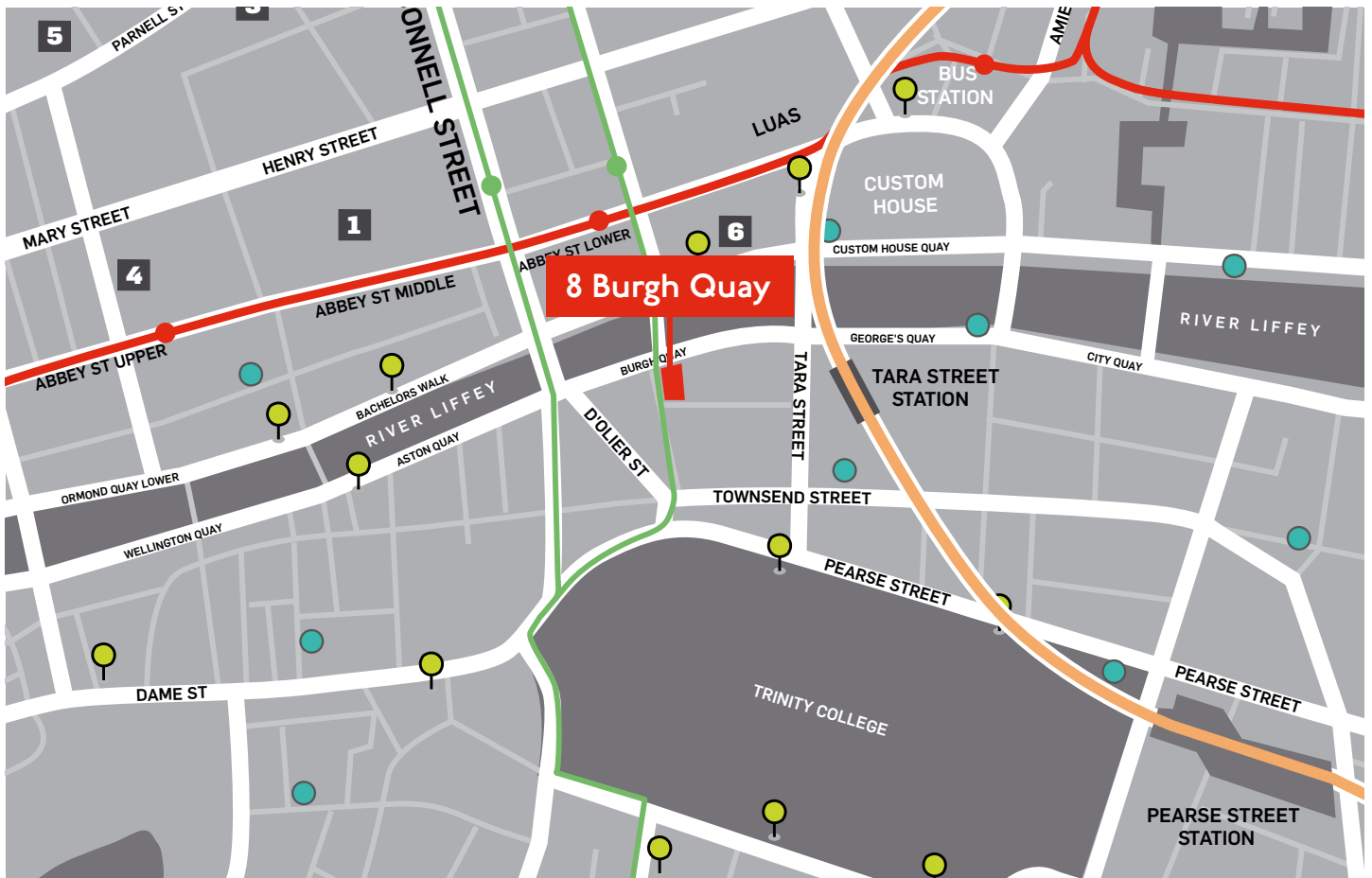
The subject property is zoned Zone Z5: City Centre 'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity' under Dublin City Development Plan 2016-2022.

**FURTHER INFORMATION/VIEWINGS**

Strictly by appointment only with the selling agent Lisney.

For further information please contact:

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— Luas Red Line — Luas Green Line — Train line — Dublin Bus — Dublin Bikes

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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

