

4 PARLIAMENT STREET
&
3 CRANE LANE

Temple Bar, Dublin 2

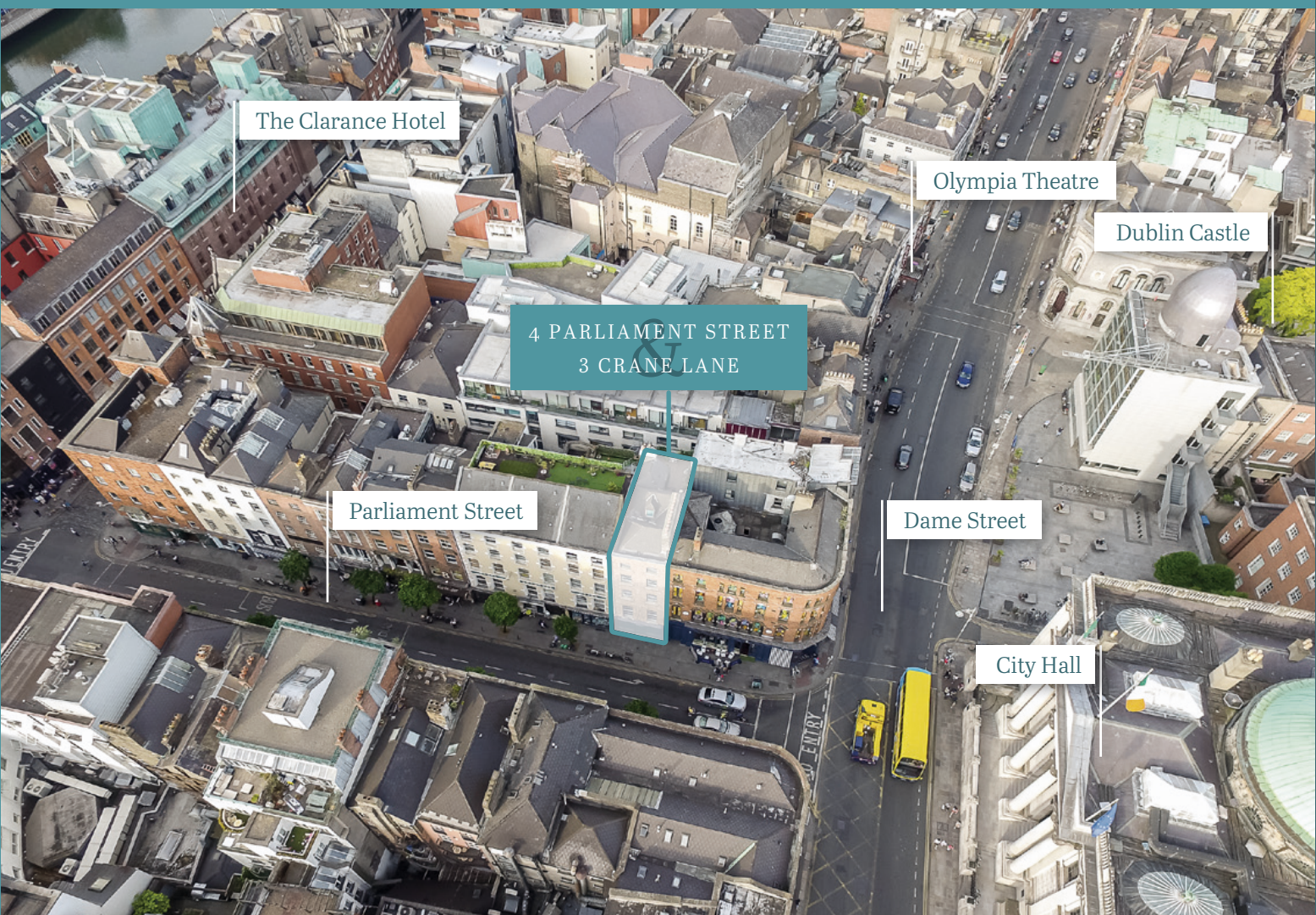
TWO INTERCONNECTED MIXED USE
PERIOD BUILDINGS

FOR SALE OR TO LET

4 PARLIAMENT STREET & 3 CRANE LANE

THE OPPORTUNITY

- ◆ Rare opportunity to lease or acquire a beautifully restored prime property in the heart of Dublin 2
- ◆ Two interconnected properties with frontage onto Parliament Street and Crane Lane
- ◆ Entire extends to 379 sqm (4,079 sqft)
- ◆ Prime thoroughfare with excellent volumes of passing vehicular and pedestrian traffic
- ◆ Extensively refurbished and fully conserved over a four year period
- ◆ Suitable for a wide variety of uses (subject to planning permission)
- ◆ Nearby occupiers include The Oak Bar, Spar, Dublin City Hall, Dublin Castle, The Hard Rock Hotel, Trinity College and The Olympia Theatre
- ◆ In close proximity to The Four Courts and the Guinness Storehouse
- ◆ Available to purchase or to let on flexible lease terms





LOCATION

4 Parliament Street and 3 Crane Lane occupies a prime location on the eastern side of Parliament Street close to its junction with Dame Street in Dublin's 'Cultural Quarter' Temple Bar. Parliament Street is one of the most distinguished and recognisable landmark streets in Dublin overlooking City Hall. Temple Bar is home to a host of cultural, commercial and leisure amenities and the area continues to attract vast numbers of those visiting, working and living in the area.

Tourism Ireland states that numbers of overseas visitors reached record highs in 2018, 11.2 million tourists up from 10.6 million in 2017. In December 2019, Tourism Ireland stated that is further committed to increase visitor numbers by 7% before 2022.

Neighbouring restaurants and bars include the adjoining Oak Bar, The Clarence Hotel,

Porterhouse, The Turk's Head, Dollard & Co., and the newly opened Hard Rock Hotel Dublin. Many of Dublin's most visited landmarks and attractions in the locality include Dublin City Hall, Christ Church Cathedral, The Olympia Theatre, Trinity College and The Guinness Storehouse. The Four Courts on Inns Quay is just a short walk via Grattan Bridge which provides vehicular and pedestrian access to the north side of the city.

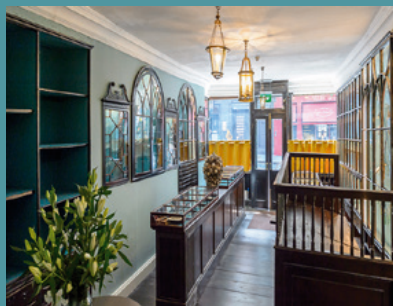
Parliament Street is well served by public transport with numerous Dublin Bus routes available on Dame Street and nearby Quays. Dart services can be accessed at Pearse and Tara Street Stations which are within walking distance and Luas services on nearby Westmoreland Street all contribute to the ease of connectivity from north and south of the city.





HISTORY

No. 4 Parliament Street & No. 3 Crane Lane is recognised as one of the few remaining intact 18th century Merchant's Shop and House in Europe. The iconic buildings are steeped in history and have been lovingly restored and fully conserved in recent years, winning the Diaphoros Prize from the British Georgian Society in 2017.



DESCRIPTION

A showcase property, the accommodation presents in excellent condition and includes decorative ceilings, cornices and original fireplaces. The external facade of the property has been repointed with roofing and guttering repairs also completed. Internal finishes include timber floors, plastered and painted walls and ceilings and gas fired central heating.

Beautifully presented, the property comprises two back-to-back period buildings with frontages onto both Parliament Street and Crane Lane. The

buildings are joined by a feature lightwell and stairwell insertion. No. 4 Parliament Street is located to the west and is five storey over basement while no. 3 Crane Lane is located to the east and is four-storey. Both properties are mid terraced units and the entire extends to approx. 379 sq. m (4,080 sq. ft). Crane Lane also benefits from a roof top terrace.

The property is suitable for a wide variety of uses, subject to planning.

TOWN PLANNING

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

RECORD OF PROTECTED STRUCTURES

Number 4 Parliament Street is listed on the Record of Protected Structures under the Dublin City Development Plan 2016-2022.

TERMS

The property is available for sale by private treaty or to let on flexible lease terms. Price /rental terms are available upon request.

SERVICES

We understand all main services are connected and supplied to the building.

TITLE

Freehold.

BER DETAILS

Exempt.



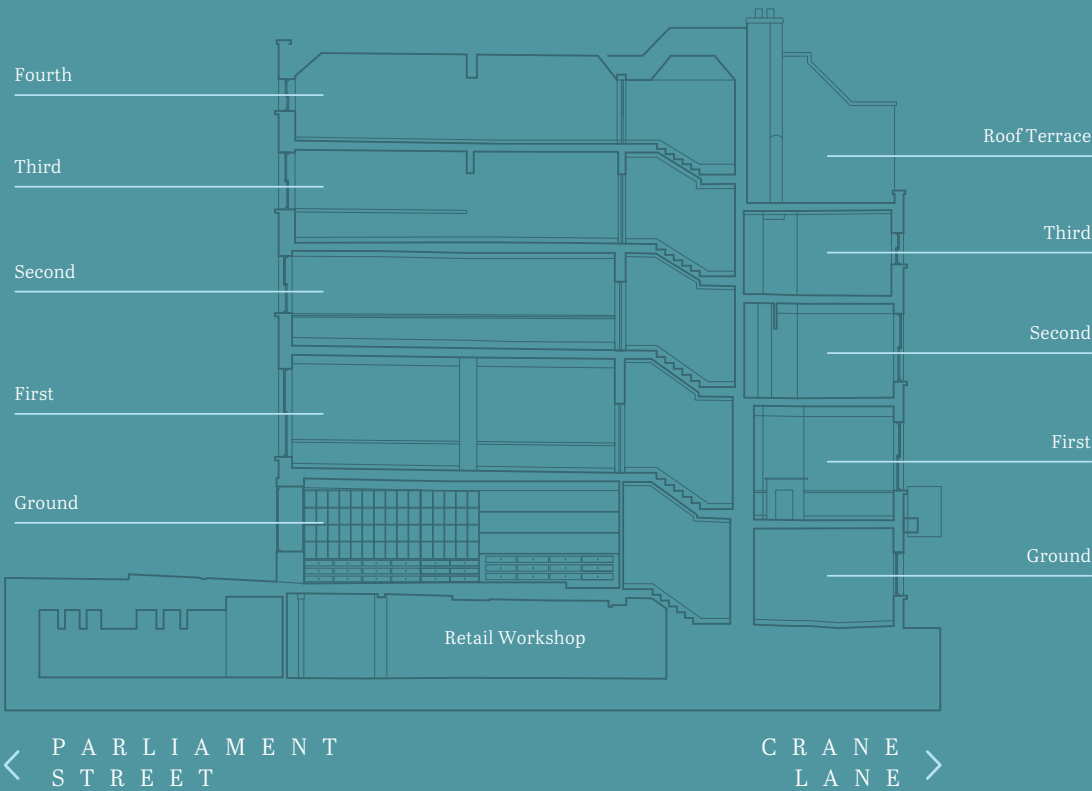
ACCOMMODATION

The accommodation and approximate floor areas comprise:

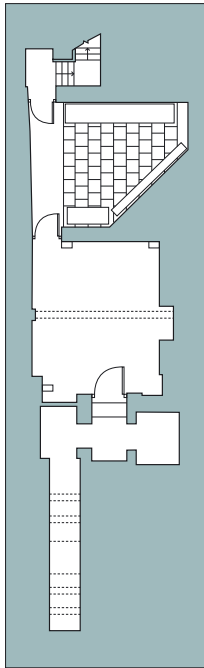
| No. 4 Parliament Street | Sqm | Sqft |
|--------------------------|---------------|-----------------|
| Basement Retail Workshop | 32.39 | 348.64 |
| Ground Floor | 46.03 | 495.46 |
| First Floor | 45.74 | 492.34 |
| Second Floor | 58.17 | 626.13 |
| Third Floor | 58.17 | 626.13 |
| Fourth Floor | 58.67 | 631.51 |
| Total | 299.17 | 3,220.21 |

| No. 3 Crane Lane | Sqm | Sqft |
|------------------|--------------|---------------|
| Ground Floor | 14.76 | 158.87 |
| First Floor | 22.05 | 237.34 |
| Second Floor | 21.38 | 230.13 |
| Third Floor | 21.62 | 232.71 |
| Total | 79.81 | 859.06 |

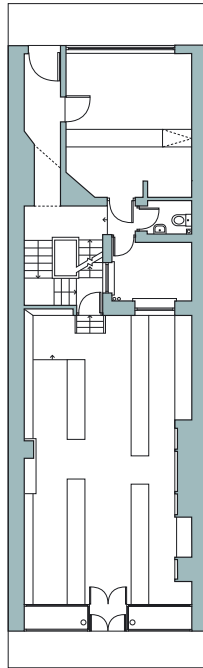
We note that the above measurements are indicative only and that interested parties are advised to verify measurements themselves.



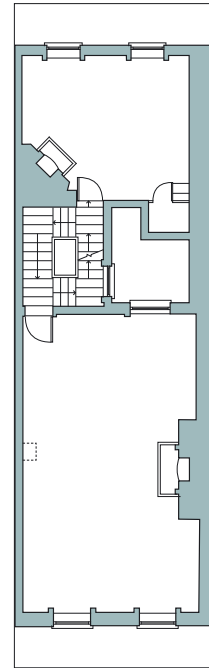
FLOOR PLANS



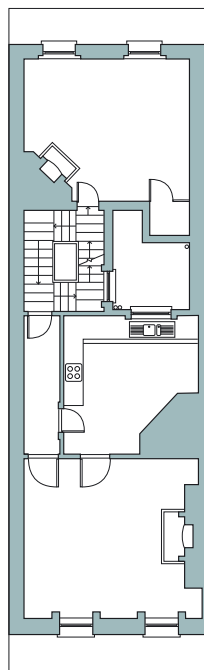
BASEMENT FLOOR



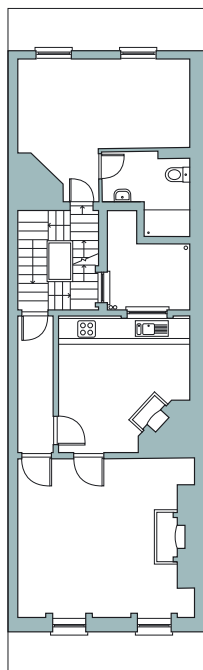
GROUND FLOOR



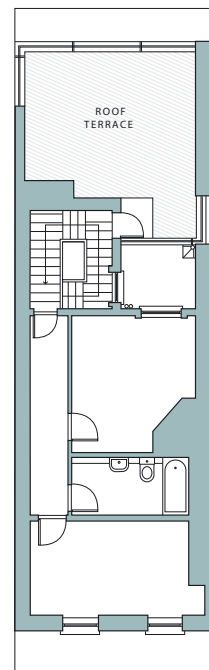
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



4 PARLIAMENT STREET & 3 CRANE LANE



Further Information

Viewings are by appointment only. For further information please contact:

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