

FOR SALE BY PRIVATE TREATY

5&6

ORMOND QUAY

DUBLIN 1

Two High Profile Period Properties
Centrally Located in the
Heart of Dublin city centre



MM
Murphy Mulhall

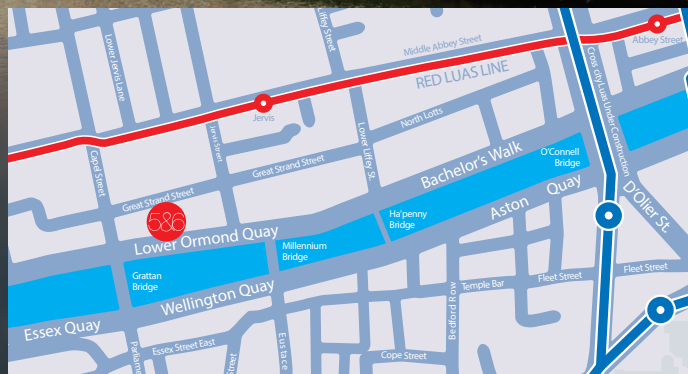


Location

The subject properties are strategically located on Ormond Quay Lower in the heart of Dublin city centre close to the junction with Capel Street and overlooks the River Liffey.

The immediate vicinity is of mixed use, with commercial and residential development and has an extensive range of local services and amenities including bars, hotels pubs etc.

The area is well served by excellent public transport links. Dublin bus provides a regular service connecting to the city centre, and there is a LUAS red line stop at Jervis Street within 5 minutes' walk.



Property Description

The subject properties combine two adjoining period buildings of traditional masonry construction, both arranged over four floors over basement. Accommodation within both buildings is laid out to provide for retail at ground floor level with offices/former residential accommodation on the upper floors. Both basements in each property can be used for storage purposes only.

The ground floor and part first floor of No.5 Ormond Quay in fair condition but would require refurbishment. The remainder of the first, second and third floor of the property require significant and complete modernisation and renovation and are in a very poor state of repair.

No.6 Ormond Quay is tenanted on the ground, first and part second floor, but as with No.5 requires renovation but not to the same extent.

Potential

Both properties are being sold with the benefit of full vacant possession. No.6 is readily available for occupation whilst No.5 requires renovation and refurbishment. Both properties are ideally suited to owner occupiers or builders/developers looking to redevelop S.P.P.

Planning

The properties are located within an area zoned 'Z5 – To consolidate and facilitate the development of the central area and to identify, strengthen and reinforce and protect its civic design, character and dignity' in the Dublin City Council Development Plan 2011 – 2017.

Both properties are also listed as 'Protected Structures' under the same plan.

Title

Freehold.

Price

On application

Viewing

Strictly by appointment

Contact Details



Murphy Mulhall,
3rd Floor, Garryard House,
Earlsfort Terrace, Dublin 2.

T: +353 (0) 1 531 1032
E: bg@murphymulhall.ie

Accommodation Schedule

Floor	No.5 Ormond Quay	No.6 Ormond Quay
Ground	101.85 sq.m	63.83 sq.m
First	78.48 sq.m	58.88 sq.m
Second	65.88 sq.m	54.68 sq.m
Third	70.57 sq.m	70.17 sq.m
Basement	37.15 sq.m	29.98 sq.m
Total	353.98 sq.m	277.54 sq.m

Brian Gaffney

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