

FOR SALE BY PRIVATE TREATY

21 BAGGOT STREET UPPER

DUBLIN 4 | D04 XP63

TWM





EXECUTIVE SUMMARY



ATTRACTIVE MIXED-USE OPPORTUNITY ON ONE OF DUBLIN'S BUSIEST THOROUGHFARES WHICH BENEFITS FROM SIGNIFICANT FOOTFALL



VACANT POSSESSION PROPERTY WHICH WILL SATISFY A NUMBER OF END USES



OPPORTUNITY TO DRIVE VALUE WITH FEASIBILITY STUDY FOR 8 APARTMENTS SUBJECT TO PLANNING PERMISSION

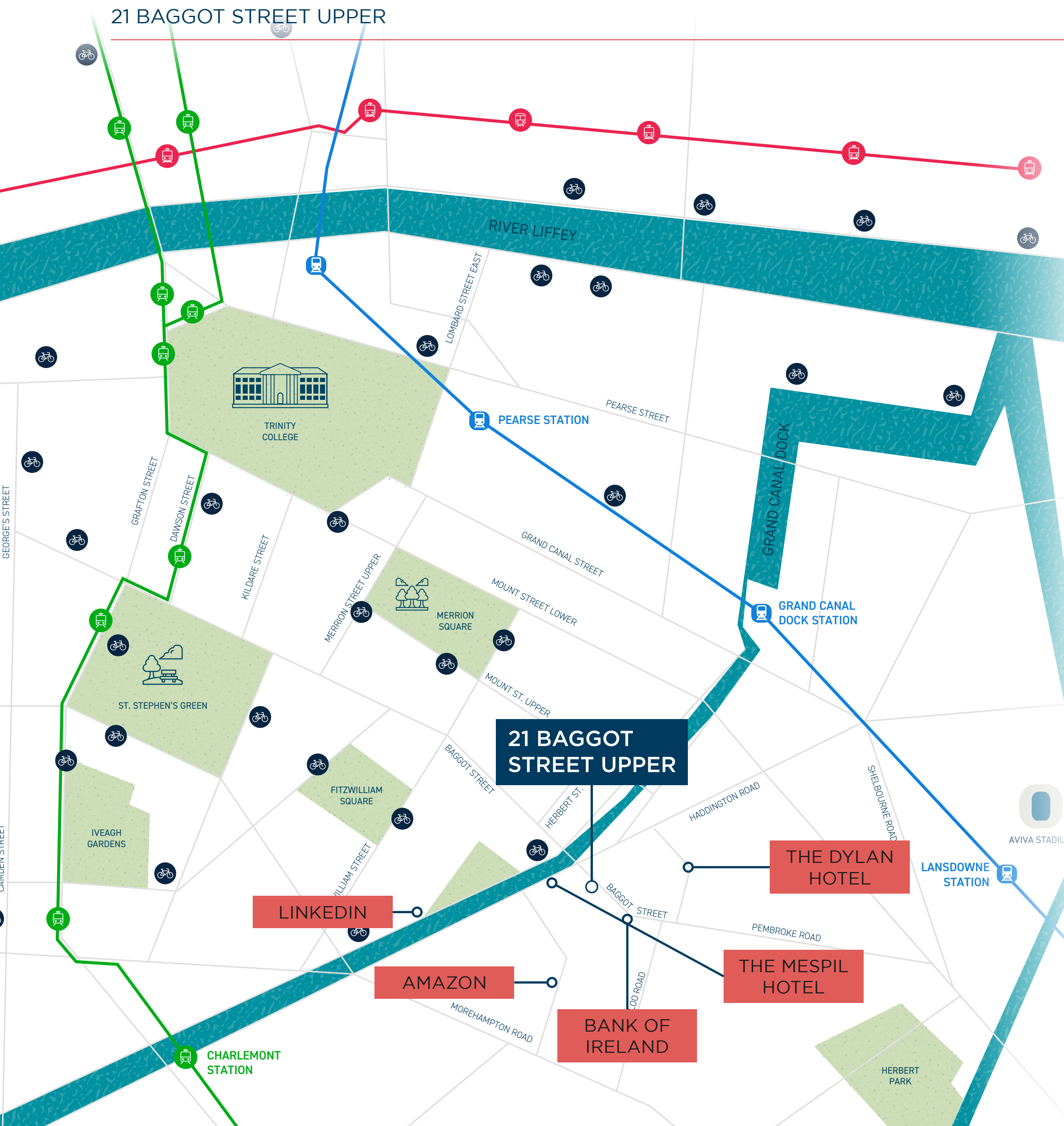


GROUND FLOOR RETAIL FLOOR AREA EXTENDING TO APPROXIMATELY 2,346 SQ. FT. (217.9 SQ. M.) WITH FRONTAGE OF 18 FT. (5.5 M.)



4 STOREY OVER BASEMENT GEORGIAN PROPERTY WITH RETAIL ON GROUND FLOOR AND OFFICES OVERHEAD EXTENDING TO A TOTAL NET INTERNAL FLOOR AREA OF APPROXIMATELY 6,345 SQ. FT. (589.5 SQ. M.)*

* All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided. Access wasn't available for the agent to parts of the basement when inspecting. Basement areas are estimated in accordance with floor areas provided.



LOCATION

Baggot Street Upper is one of Dublin's most renowned addresses comprising of numerous retail, office and leisure offerings. It acts as a gateway from leafy Ballsbridge to St. Stephen's Green and comprises primarily of the Georgian architecture synonymous with historic Dublin. Its central location provides it with exceptional service links with the Luas Green Line (Charlemont), two Dart stations (Lansdowne & Grand Canal Dock) and several bus routes servicing the area. In addition, the cycle lane on the Grand Canal provides easy access to the street from east and west. This access and amenities in the area makes it very attractive for office occupiers with the surrounding area home to the likes of the Department of Health, Amazon, Sky, LinkedIn & Bank of Ireland. It is in close proximity to cultural destinations such as the Aviva Stadium and

St. Stephen's Green making it attractive for hotel operators such as the Dylan Hotel, the Mespil Hotel & School House Hotel. This coupled with bars and numerous food and beverage operators in the area provides a blend of activity throughout the day.

Centrally located on Baggot Street Upper, the property benefits from close proximity to the Grand Canal which is approximately 100 metres north of the subject property while Ballsbridge is approximately 800 metres south. The immediate vicinity is primarily in retail use with a number of café's, restaurants and stores surrounding the subject property. Notable occupiers in the location comprise Donnybrook Fair, Tesco & Boots.

Legend

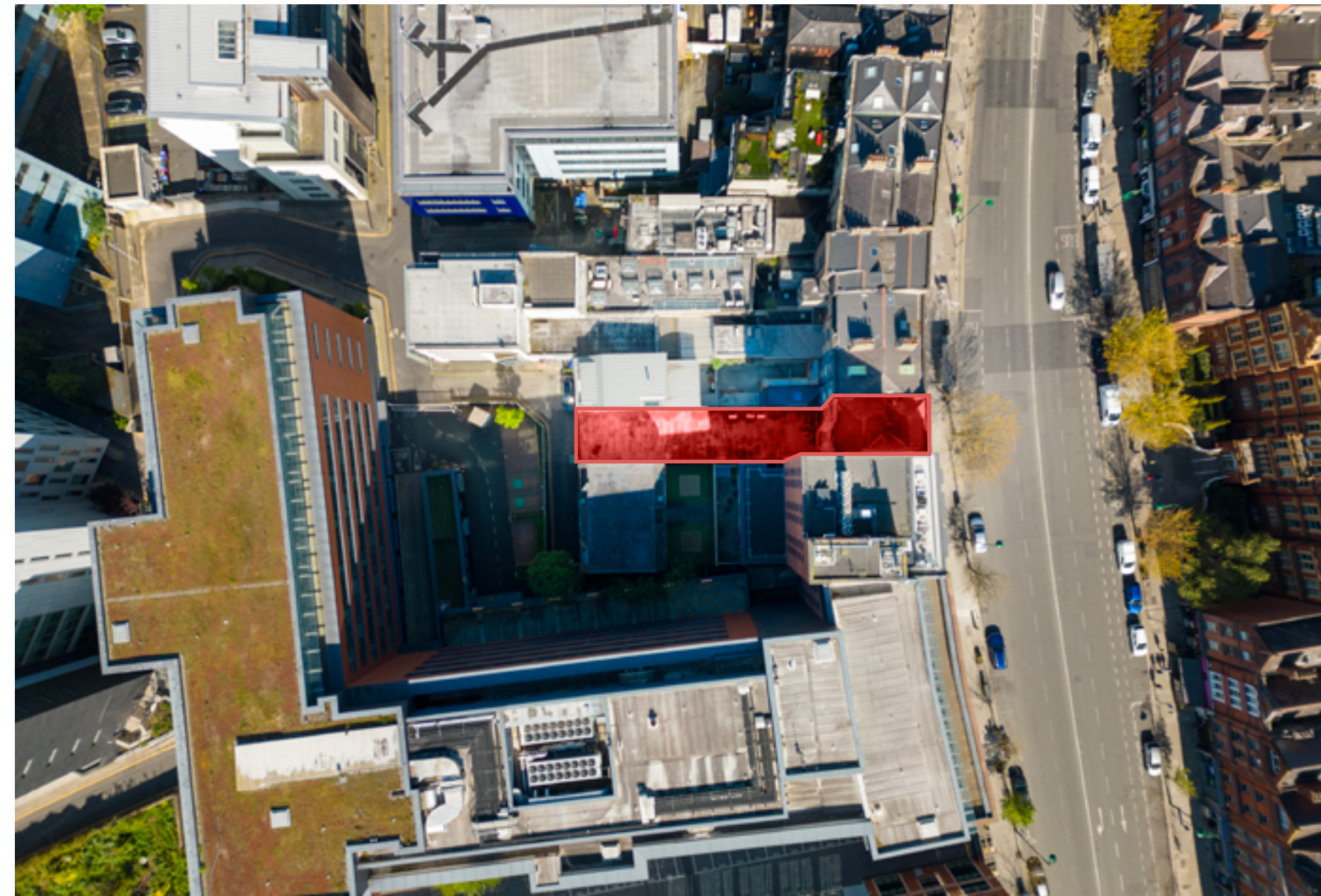
-  GREEN LUAS
-  RED LUAS
-  DART
-  DUBLIN BIKES

DESCRIPTION

The property comprises a mid-terraced four storey over basement, Georgian building with modern ground & basement extension which extends to approximately 6,345 sq. ft. NIA (589.5 sq. m.). The ground floor is currently laid out in retail use as it has been trading as the iconic Weir's of Baggot Street for the past 40 years with an area of 2,346 sq. ft. (217.9 sq. m.), and benefits from a shop frontage of 18 ft. (5.5 m.) onto Baggot Street Upper. A service lift links the basement to the ground floor allowing for the easy transfer of goods from storage to retail space. The basement area extends to

approximately 2,418 sq. ft. (224.6 sq. m.). The extent of the ground floor unit allows for a variety of uses for an occupier.

The upper floors are currently in office use and extend to approximately 1,581 sq. ft. (147 sq. m.). Access is provided via the retail unit. A feasibility study has been carried out indicating that there is a possibility to provide 8 apartments, 3 of which would be in the existing upper floors fronting Baggot Street Upper and 5 of which could be developed fronting Fleming's Place. (subject to planning permission).

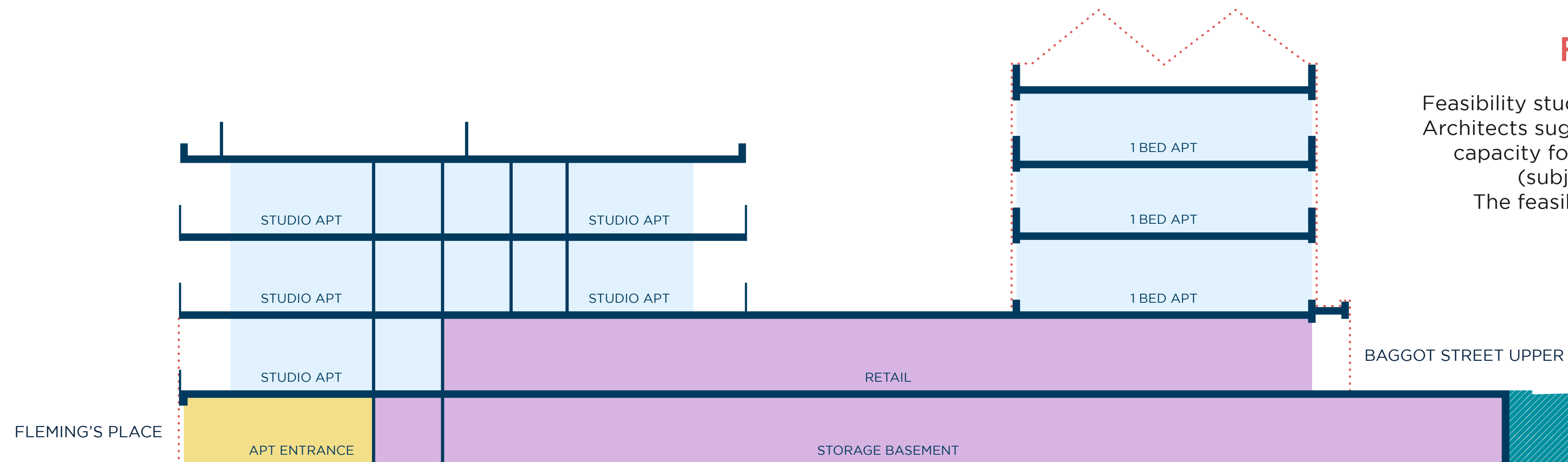


SCHEDULE OF ACCOMMODATION

NET INTERNAL FLOOR AREAS

FLOOR	USE	SQ. M.	SQ. FT.
Basement*	Storage	224.6*	2,418*
Ground	Retail	217.9	2,346
First	Office	49	527
Second	Office	49	527
Third	Office	49	527
TOTAL	OFFICE	589.5*	6,345*

(*All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided. Access wasn't available for the agent to parts of the basement when inspecting. Basement areas are estimated in accordance with floor areas provided.)

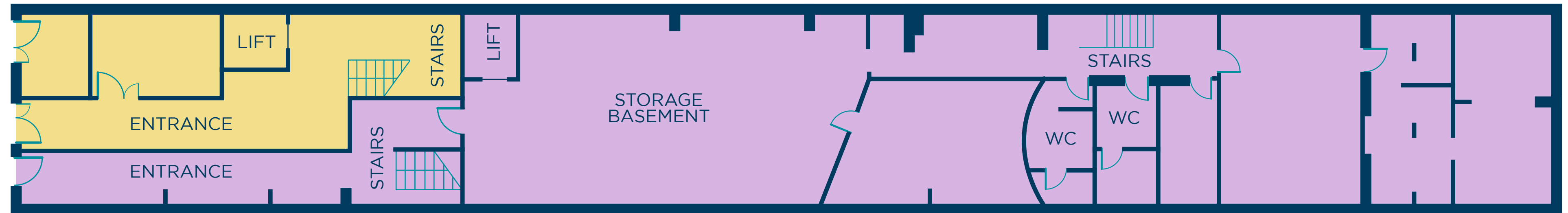


Feasibility Study

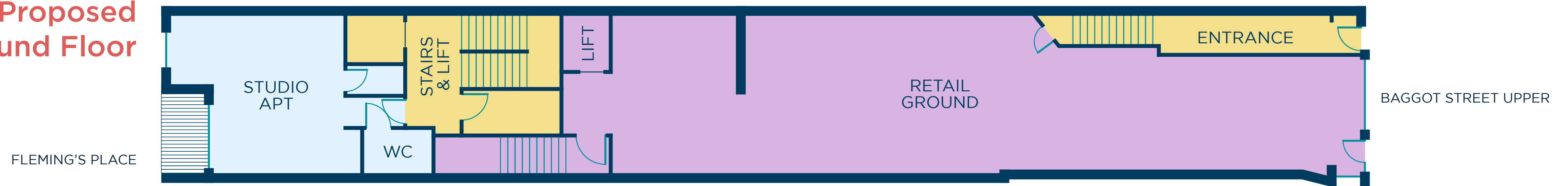
Feasibility study carried out by Darmody Architects suggests the property has the capacity for 8 residential units in total (subject to planning permission). The feasibility is available for review upon request.

FEASIBILITY STUDY FLOOR PLANS

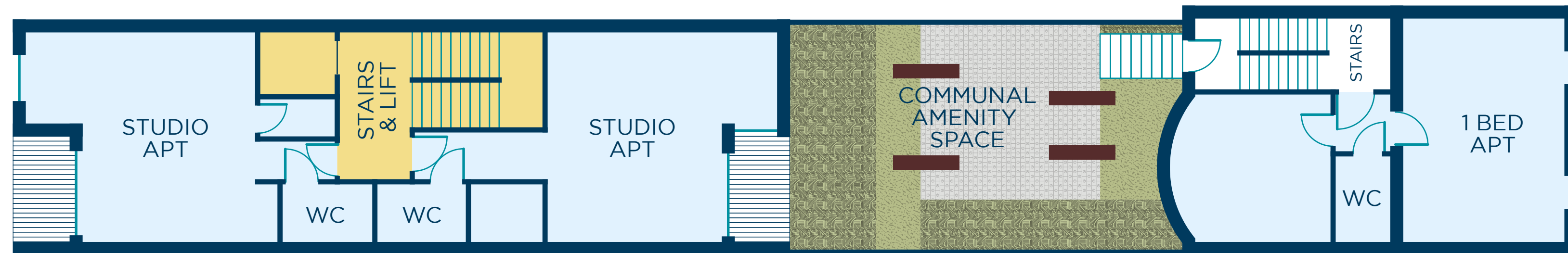
Proposed Lower Ground Floor



Proposed Ground Floor



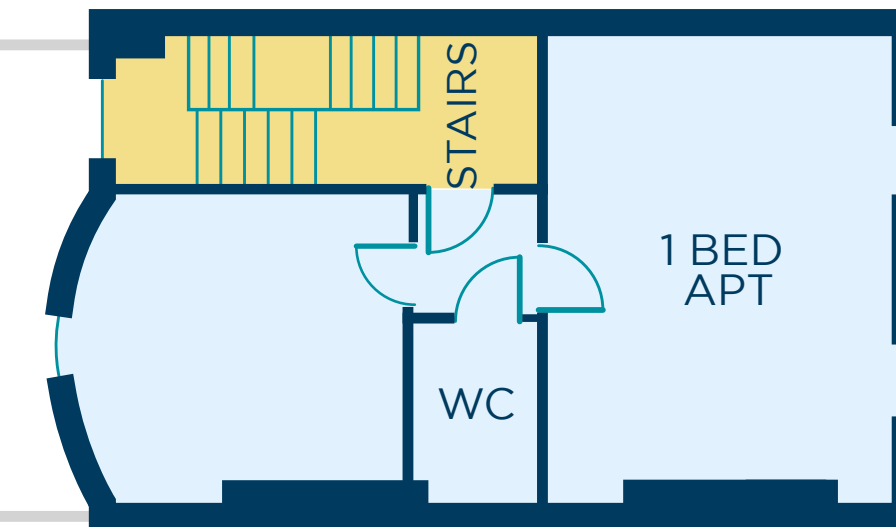
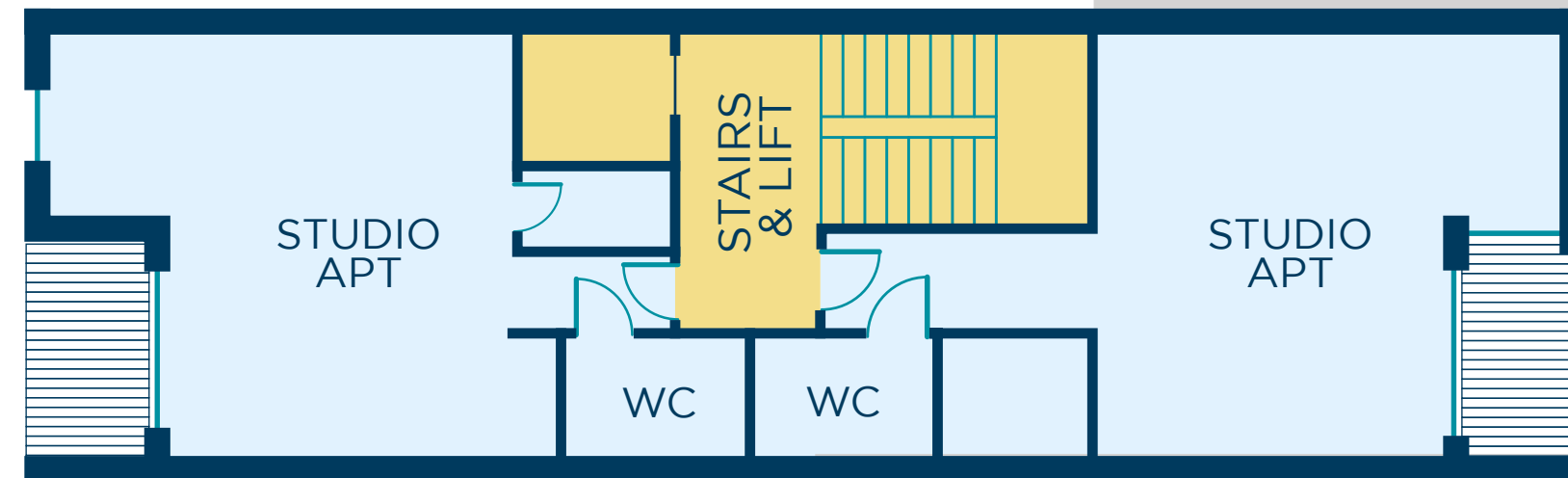
Proposed First Floor



FEASIBILITY STUDY FLOOR PLAN

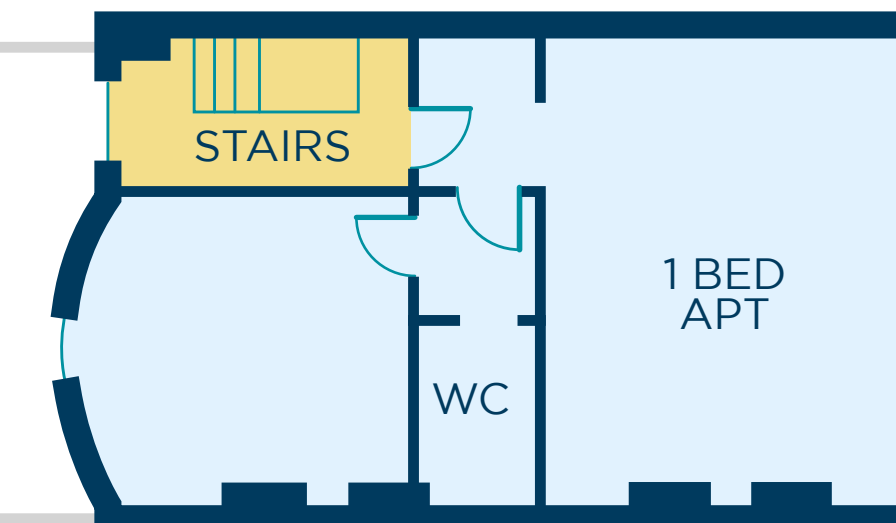
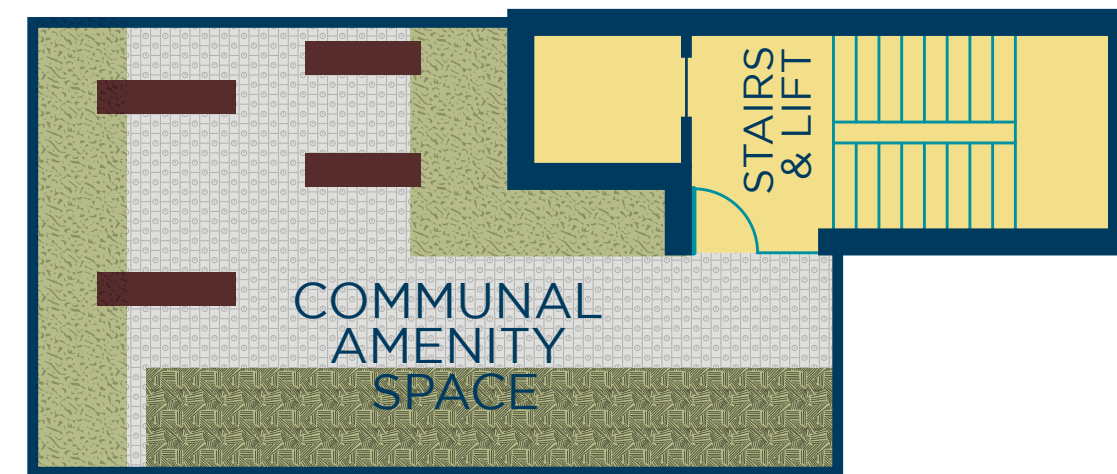
Proposed Second Floor

FLEMING'S PLACE



BAGGOT STREET UPPER

Proposed Third Floor



Zoning

The property is located within the jurisdiction of Dublin City Council and is zoned Z4 – City Centre under the Dublin City Development Plan 2022-2028. The main objective of the Z4 zoning is ‘To provide for and improve mixed services facilities’.

Title

We understand that the property is held Freehold.

Occupational Status

The property will be sold with full vacant possession.

Contact

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Rates

Commercial Rates are estimated to be €23,157 for 2024.

Viewing

Strictly by appointment through the sole selling agent TWM.

BER

The property is BER exempt as it is listed on the record of protected structures.



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