FOR SALE BY PRIVATE TREATY

BDM Property

PRIME CITY CENTRE
INVESTMENT / REDEVELOPMENT OPPORTUNITY

HERBERT HOUSE
4 HERBERT PLACE, DUBLIN 2

Prime City Centre Investment / Redevelopment Opportunity

3 Storey over Basement, End of Terrace Period Building of c. 338 Sq.m./3,641 Sq.ft. (GIA)

Currently in Office Use - Full Vacant Possession

FPP for 1 x 1 Bed Apt + 3 Storey, 3 Bed Residence (App No. 4236/24)

Excellent location overlooking the Grand Canal, just off Baggot Street

Landscaped Front Garden and Rear Courtyard

Suitable for Investors & Owner Occupiers

BER EXEMPT

LOCATION

NO. 4 HERBERT PLACE REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A PRIME INVESTMENT / REDEVELOPMENT OPPORTUNITY IN THIS VIBRANT AND MUCH SOUGHT AFTER DUBLIN 2 LOCATION

The subject property comprises of an end of terrace, three storey over basement Georgian building located on Herbert Place, overlooking the Grand Canal, just off the intersection of Baggot Street Lower at Baggot Street Bridge.

It is located within Dublin's prestigious Georgian office district and benefits from its close proximity to numerous restaurants, cafes, shops and bars. Notable establishments in the area include Angelina's, Milano's, Eathos, Searson's, Smyths to name but a few. It is also home to many of the largest companies in the country including the likes of LinkedIn and Bank of Ireland. Furthermore, St. Stephens Green, Grafton Street, Ballsbridge, the Aviva Stadium and the RDS are all within 10-15 minutes' walk of the property.

The area has seen a number of similar buildings that have converted back to residential use which is not surprising due to its convenient central location with every amenity on your doorstep.

The building is very well-served by public transport with several bus routes including the 38, 38B, 39, 39A, 70, and the S2. There are numerous cycle paths nearby and a Dublin Bike Station on Herbert Place a few metres away. The nearest DART station is Grand Canal Dock, which is approximately a 10-minute walk away, while the Charlemont LUAS Stop is also a similar walk in the opposite direction, along the Grand Canal.

DESCRIPTION

THE SUBJECT PROPERTY EXTENDS TO CIRCA. 338 SQ.M. (3,641 SQ.FT.) (GIA) IN TOTAL AND COMPRISES OF A 3 STOREY OVER BASEMENT, END OF TERRACE BUILDING WHICH FEATURES TYPICALLY WELL-PROPORTIONED GEORGIAN ROOMS WITH IMPRESSIVE CEILING HEIGHTS AND MANY ORIGINAL FEATURES. THE BUILDING ALSO BENEFITS FROM A LANDSCAPED FRONT GARDEN AND A REAR COURTYARD.

It is currently laid out entirely in office use and is being sold with the benefit of Vacant Possession.

ZONING

The property is zoned Z8 in the Dublin City Development Plan 2022 – 2028

Georgian Conservation Areas – Zone Z8

Land-Use Zoning Objective Z8: To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective.

PROTECTED STRUCTURE

The property is listed on the Record of Protected Structures as RPS ref. no. 3705.

SCHEDULE OF ACCOMMODATION

FLOOR LEVEL	NET INTERNAL AREA	
	SQ. M.	SQ. FT.
BASEMENT	59.6	641.5
HALL FLOOR	57.23	616.02
FIRST FLOOR	66.02	710.64
SECOND FLOOR	66.715	718.12
TOTAL	**249.56**	**2,686.28**

The Gross Internal Area of the property is approximately **338.3 sq.m. / 3,641 sq.ft.**

FLOOR PLANS

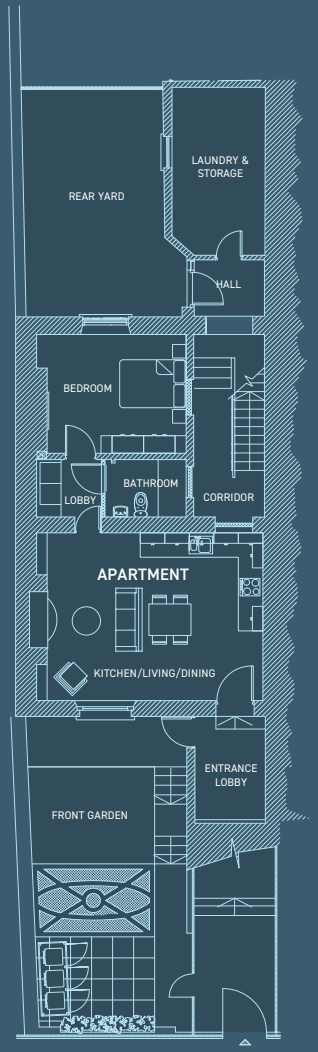
Layout as per Planning Permission (No. 4236/24)

PLANNING PERMISSION

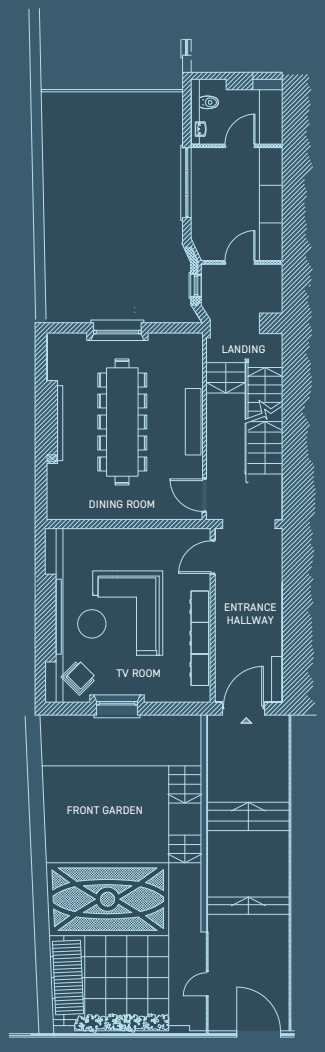
Application No. 4236/24

Planning Permission has been received for a change of use from Office to Residential Use, allowing for 1 x One Bedroom Apartment at lower ground floor level extending to c. 79.8 Sq.M. (858.96 Sq.Ft.) with a 3 Storey, 3 Bedroom Residence above extending to c. 255.4 Sq.M. (2,749 Sq.Ft.).

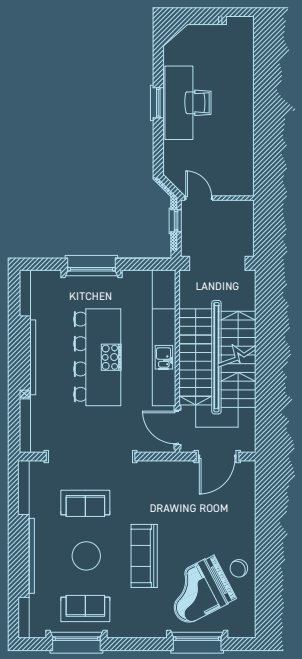
LOWER GROUND FLOOR



UPPER GROUND FLOOR

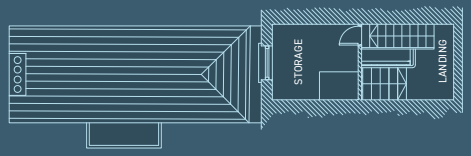


FIRST FLOOR



SECOND FLOOR

ATTIC ROOM



TITLE
Freehold Title.

VAT
Please refer to agent.

GUIDE PRICE
Available on application.

BER
Exempt.

FURTHER INFORMATION/VIEWING
Strictly by appointment with the sole letting agent BDM Property.
For further information please contact:

BDM Property

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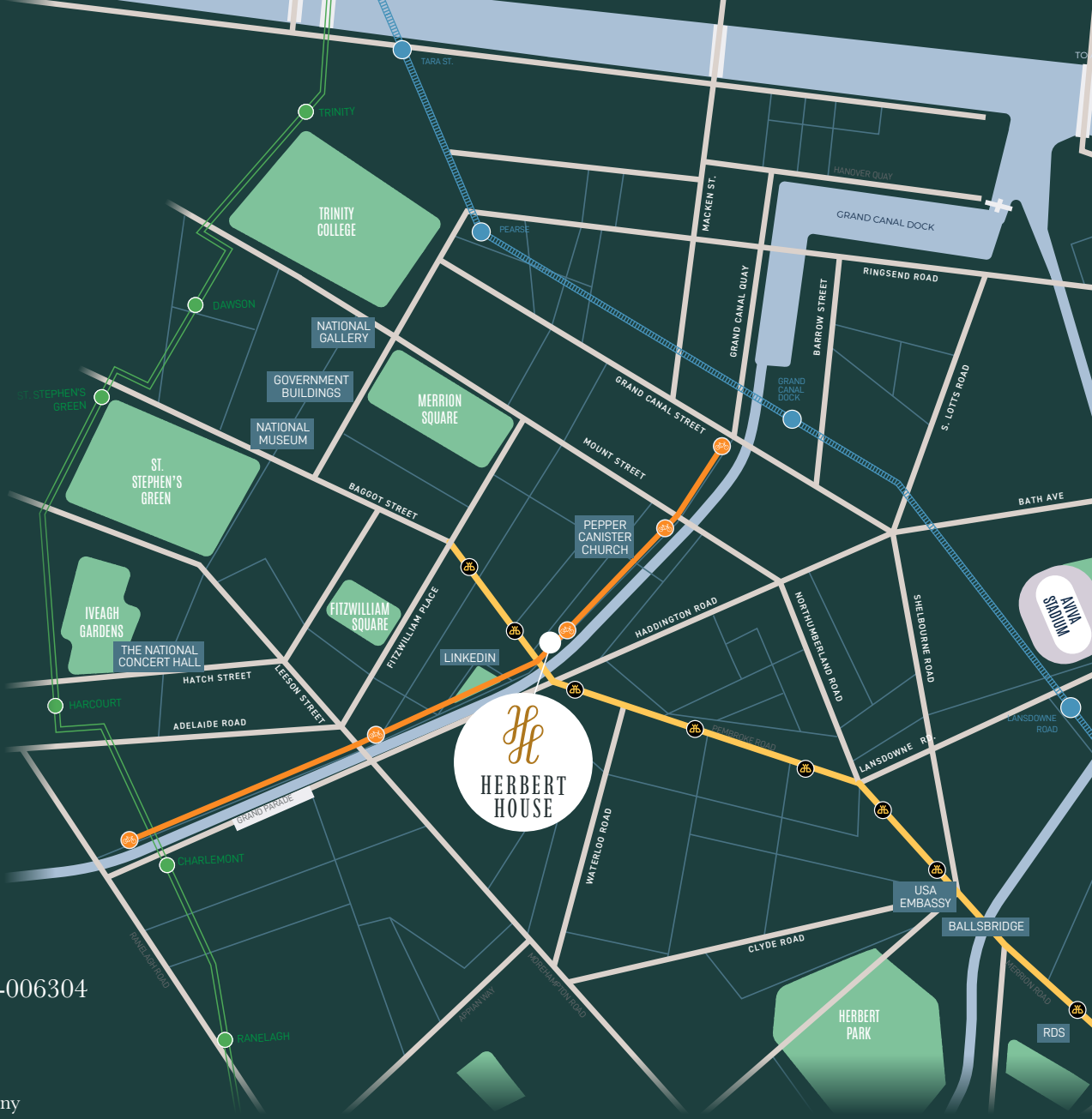

LEGEND

GREEN LUAS · DART · DUBLIN BUS · DUBLIN BIKES