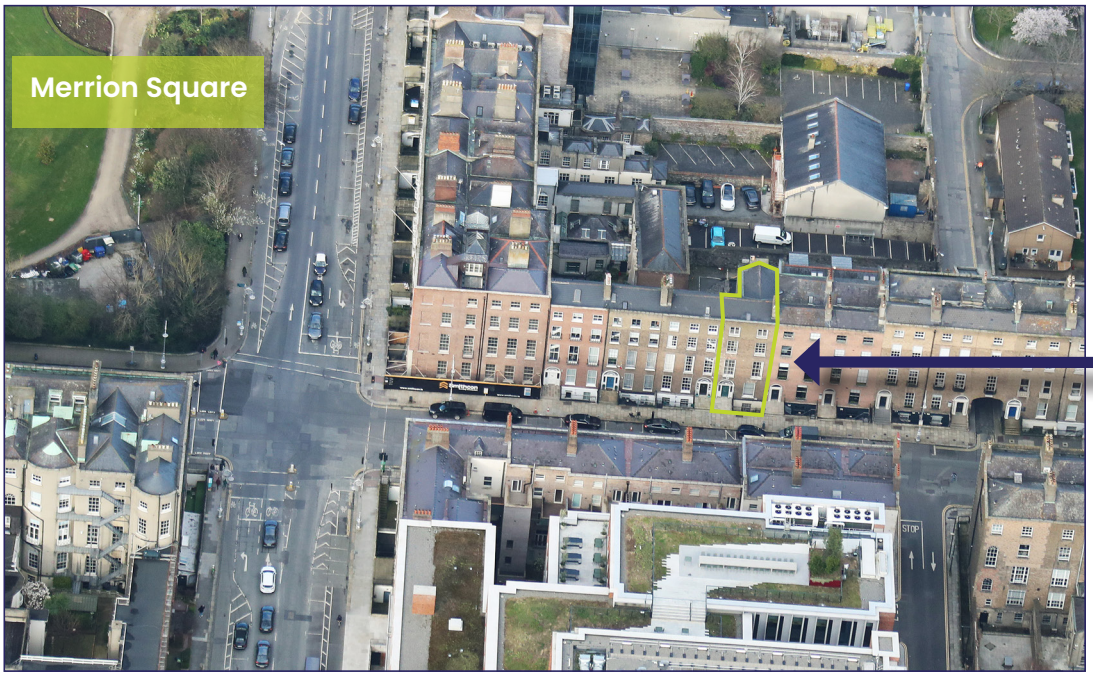
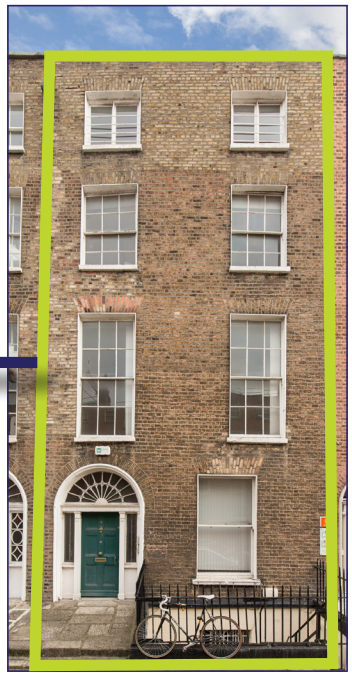
Prime Commercial / Residential Development Opportunity (S.T.P.P)

4 UPPER MOUNT STREET, DUBLIN 2

FOR SALE by Private Treaty





DESCRIPTION

The subject property comprises a mid-terrace four storey over basement Georgian building extending to c. 249.3 sq.m. (2,683 sq.ft) NIA / 318 sq.m. (3,423 sq.ft.) GIA, which is located on Upper Mount Street, just off Merrion Square.

The building features typically well-proportioned Georgian rooms with many original features and benefits from an abundance of natural light throughout. The basement floor is accessed separately from the street. The property also benefits from a rear yard along with a secure rear garage with 1 parking space.

The building is being sold with the benefit of full vacant possession and has been recently stripped back, ready for a new owner to put their own stamp on the property.

HIGHLIGHTS

- **Outstanding redevelopment opportunity**
- **Prominent 4 storey over basement period building.**
- **Extending to c. 318 sq.m. (3,423 sq.ft) GIA**
- **Prime location on Upper Mount Street, just off Merrion Square**
- **Sold with the benefit of full vacant possession**
- **Secure yard and parking garage to the rear**
- **Suitable for investors and owner occupiers**

SCHEDULE OF ACCOMMODATION

FLOOR	SIZE SQ.M. NIA	SIZE SQ.M. GIA
Ground floor	44.94	63.08
Basement	47.93	61.62
1st floor	54.57	61.67
2nd floor	50.77	69.17
3rd floor	51.07	62.39
TOTAL	**249.28**	**317.93**
Car spaces	1	Secure rear garage.

BER EXEMPT

BDM Property

LOCATION

The subject property is located on the north side of Upper Mount Street, four doors away from its junction with Merrion Square East. It is situated within Dublin's prestigious and vibrant Georgian office district, and is in close proximity to numerous restaurants, cafes, shops and bars, in a highly sought after City Centre location.

The area benefits from excellent public transport options with the Luas, DART, Dublin bus, main line rail and Dublin bikes all a few minutes from its door.

TITLE

We understand the title is a good marketable title.

BER

Exempt.

GUIDE PRICE

On application.

VAT

Please refer to the agent.

SOLICITORS DETAILS

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Further Information / Viewing - Strictly by appointment with the sole letting agent BDM Property.

DISCLAIMER:

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