

FOR SALE BY PRIVATE TREATY

17 UPPER MOUNT STREET, DUBLIN 2

ON THE INSTRUCTION OF MR. JIM HAMILTON AND MR. DAVID O'CONNOR OF BDO, JOINT STATUTORY RECEIVERS



- Prestigious 4 storey over basement terraced Georgian Building extending to 342sq.m NIA in the heart of Dublin 2
- Mews to the rear extending to 97sq.m. Mews site is zoned residential and has obvious development potential subject to planning permission
- 9 Car parking spaces with access from Stephens Lane
- Available with the benefit of full vacant possession
- Previously in use as offices and fully refurbished to a very high standard
- Basement can be accessed via an external stairwell onto Upper Mount Street

 **KELLY WALSH**
property advisors & agents

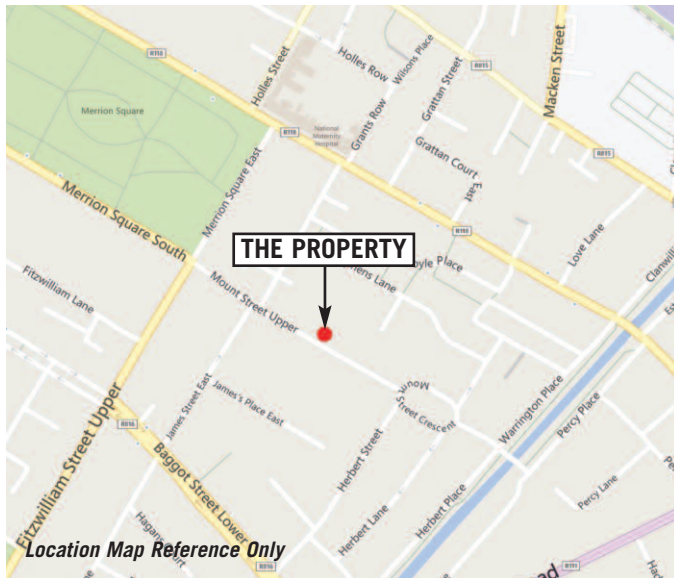
SALES AGENTS

BER EXEMPT

01.664.5500

Kelly Walsh 15 Herbert Street, Dublin 2

www.kellywalsh.ie



LOCATION

The property is located on the northern side of Upper Mount Street, Dublin 2. Upper Mount Street is located within Dublin's CBD close to Merrion Square, Baggot Street and all City Centre amenities. Mount Street Upper is one of the most sought after business locations and is primarily in office accommodation. There is an abundance of City Centre amenities nearby including shops, hotels, restaurants and pubs.

The area is well serviced by public transport including the DART, LUAS and Dublin Bus Services which offer frequent routes to and from the City Centre.



DESCRIPTION

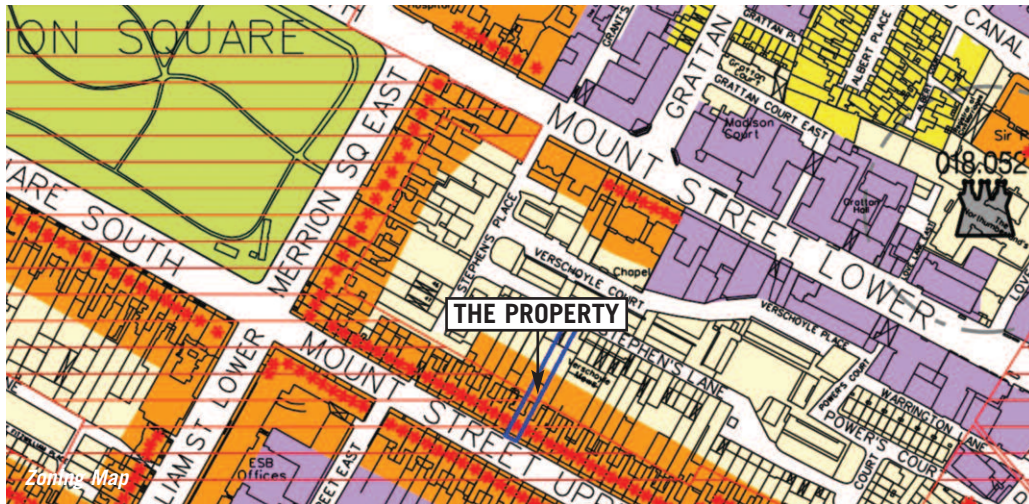
The property comprises a traditional four storey over basement mid terrace Georgian building, which has been restored to the highest specification. Generous parking along with a mews building is provided to the rear of the property, with access provided from Stephens Lane.

The accommodation is bright and spacious and benefits from CAT V cabling and electronically controlled air handling units in each room. There are well proportioned rooms throughout and the property is divided into a traditional Georgian layout.



At hall floor level the building is laid out to accommodate an entrance hall, reception, boardroom and wc. The return provides for a waiting area and office. The first and second floors have 2 large offices with the third floor providing for three offices, kitchen and toilet facilities.

The basement can be accessed by a stairwell from the ground floor but also benefits from its own separate external entrance from Upper Mount Street. The basement comprises of two offices, storage space and w.c. A separate kitchen is also provided at basement level to service the basement or the upper floors.



ZONING INFORMATION

Under the Dublin City Development Plan 2011-2017 the portion of the site fronting onto Upper Mount Street is zoned Z8 “To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective”.

The rear of the site is zoned Z1 “To protect, provide and improve residential amenities”. 17 Upper Mount Street also falls under a specific objective as a conservation area and the main building has been identified as a protected structure.



Parking to rear of 17 Upper Mount Street

PLANNING

The mews property received a grant of permission on the 8th April 2009 by Dublin City Council under planning reference 3855/08 for:

(1)The demolition of a two storey existing Mews Building on Stephen's Lane currently in office use. (2) The construction of 2 dwellings, (A) a 56 sq.m ground floor one bedroom apartment with an integral 22 sq.m garden to the rear and (B) a 2 storey 120 sq.m 2 bedroom duplex unit above, with one car parking space and a 38 sq.m terrace to the front of the building and a 14 sq.m terrace to the rear of the building, both at first floor level subject to 12 conditions and reasons.

The planning permission has now expired but a precedent has been set for any future applications which may be considered.



Mews Building



Stairwell

ACCOMMODATION SCHEDULE

MAIN BUILDING APPROX. SIZE	SQ.M	SQ.FT
Basement	81	872
Ground Floor	61	657
Return	25	269
First Floor	60	646
Second Floor	54	581
Third Floor	61	657
Total NIA	342	3,682

MEWS APPROX. SIZE	SQ.M	SQ.FT
Ground Floor	52	560
First Floor	45	484
Total NIA	97	1,044

BER

BER Exempt.

VIEWING

Strictly by prior appointment with the selling agent.



Second Floor Office

CONTACT

Further detail in relation to this offering can be obtained from **Helena Kelleher** at Kelly Walsh. Email: helena@kellywalsh.ie

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