



KELLY WALSH

property advisors & agents

for sale by private treaty

84 & 85 Marlborough Street
Dublin 1

COMMERCIAL



- Central investment opportunity in the heart of Dublin 1.
- Two adjacent commercial units with significant scope to increase rental income.
- Ideal central location 100 metres east of O'Connell Street.
- Number 85 benefits from dual aspect fronting also onto Cathedral Street.
- Available in three separate lots.



85 Marlborough Street



84 Marlborough Street



Zoning map reference only

FLOOR AREAS

NUMBER 84

Area	size sq.m.	size sq.ft.
Ground Floor	28	301
Basement	65	700
Total	93	1,001

NUMBER 85

Area	size sq.m.	size sq.ft.
Ground Floor	85	915
Basement	68	732
Total	153	1,647

LOCATION

The subject properties are located on the corner of Marlborough Street and Cathedral Street 100 metres east of O'Connell Street, Dublin 1. The general area benefits from a high volume of footfall primarily due to the proximity of the north city centre's prime shopping locations of Henry Street and Jervis Street shopping centre.

The area is well served by public transport with the LUAS Abbey Street station 150 metres south of the properties. Connolly Station and Bus Aras are situated approximately 500 metres east in addition to numerous public and private bus services serving O'Connell Street.

DESCRIPTION

The properties comprise two adjoining ground floor and basement units forming part of two four storey over basement buildings extending to a combined area of 246 sq.m. (2,648 sq.ft.)

Number 84 is let to Carthy Jewellers Limited on a 20 year lease from November 2007 at a rent of €20,000 per annum.

Number 85 is vacant and had previously been operating as a restaurant and is fitted out accordingly with restaurant floor, kitchen, storage, and WC's. Number 85 benefits from own door access directly onto Marlborough Street.

Generally the buildings are of masonry construction with timber shop front and red brick external leaf façade for the upper floors.

ZONING

Under the Dublin City Development Plan 2011 – 2017 the subject properties are zoned objective Z5 ***"To consolidate and facilitate the development of the central area, and to identify, reinforce and strengthen and protect its civic design character and dignity"***. Both buildings are protected structures.

TENANCY DETAILS

The ground floor and basement of 84 Marlborough Street is let to Carthy Jewellers Limited from November 2007 for a term of 20 years at a rent of €20,000 per annum.

FOR SALE IN 3 LOTS

- Lot 1** – 84 Marlborough Street, Dublin 1
- Lot 2** – 85 Marlborough Street, Dublin 1
- Lot 3** – The Entire

BER DETAILS

Certificates available upon request.

PRICE

On application.

VIEWING

Strictly by appointment.

CONTACT

For more information and inspection, please contact **Bryan Molloy** at **Kelly Walsh Property Advisors & Agents** on **01 6645500** or email: **bryan@kellywalsh.ie**



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