



41 Victoria Quay  
Dublin 8

COMMERCIAL



- Mixed use property extending to 124.06 sq.m. (1,135 sq.ft.) for sale with benefit of full Vacant Possession.
- Ground floor fitted out as take away with first and second floor in residential use.
- Excellent profile on Victoria Quay overlooking the River Liffey.
- Heavily built up area within 500 metres of Heuston Station.



Ground Floor



Apartment



Apartment Bedroom



Victoria Quay

## LOCATION

The property is located on the southern side of Victoria Quay on the corner of Watling Street and Victoria Quay in Dublin 8. Watling Street connects Victoria Quay with Thomas Street at its western end.

The site is boarded by the grounds of the Guinness Brewery at its western side. The site overlooks the River Liffey with views over to the National Museum of Ireland.

The area is well served by public transport with the red LUAS line serving Heuston Station less than a 500 metres west of the subject site. There are numerous public and private bus routes in the immediate area providing regular services to and from the city centre.

## DESCRIPTION

The asset comprises a three storey semi-detached mixed use property extending to 124.06 sq.m. (1,335 sq.ft.) with the ground floor fitted out as a take away. The upper floors provide a one bedroom apartment on each with private balcony. The entire is being sold with the benefit of Vacant Possession.

## FLOOR AREAS

Area	size sq.m.	size sq.ft.
Ground Floor (NIA)	47.36	509.77
First Floor (NIA)	37.7	405.79
Third Floor (NIA)	39	419.79
<b>Total</b>	<b>124.06</b>	<b>1,335</b>

## BER DETAILS

Certificates available upon request.

## ZONING

Under the Dublin City Development Plan 2016 – 2022 the property is zoned objective Z3 ***“To provide for and improve neighbourhood facilities”***.

## PRICE

€ 350,000

## VIEWING

Strictly by appointment with sole selling agent.

## CONTACT

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