

THE CABRA HOUSE 62- 66 FAUSSAGH AVENUE, CABRA, DUBLIN 7



01-638 2700

- Suburban development opportunity offering potential for a mixed-use scheme (S.P.P)
- 0.109 ha (0.27acre) rectangular shaped site with front and rear access
- Frontage of approx. 25m
- Less than 1km from Broombridge LUAS and Mainline Rail station
- Feasibility study for a housing scheme incorporating ground floor commercial units is available on application





LOCATION

The Cabra House Licensed Premises is situated on Faussagh Avenue amidst a neighbourhood retail parade in the heart of Cabra, a well-established and densely populated North Suburban residential area 3kms northwest of the city centre.

The immediate area is well serviced by Public Transport with LUAS and rail services at Broombridge station which is located approx. 800m north of the property. The area is also well serviced by numerous bus routes to the city centre via the quality bus corridor on Cabra Road.

DESCRIPTION

The property comprises a detached two storey building with a large single storey extension to the rear, the entire of which extends to approx. 800 sq. m. G.I.A.

Internally the property is laid out with public bar and former lounge bar together with stores and toilets to ground floor level with former residence to first floor level.

TITLE

Freehold.

ZONING

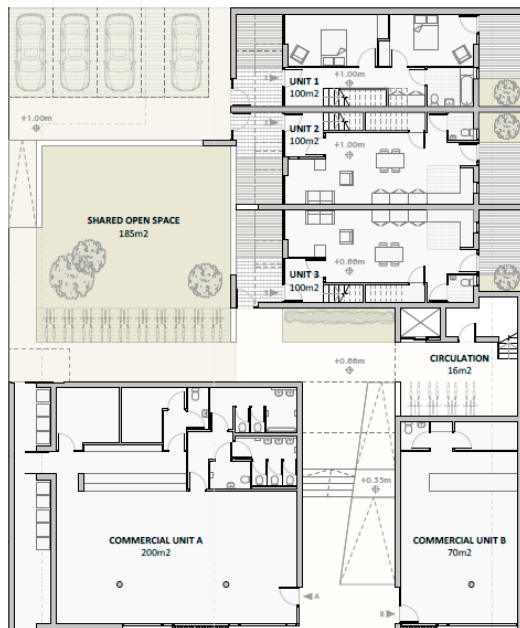
The site enjoys the benefit of a Z3 Zoning Objective under the Dublin City Development Plan 2016-2022 – “To provide for and improve neighbourhood facilities” with permissible uses including residential, restaurant, & shop (neighbourhood).

FEASIBILITY STUDY

A feasibility study has been prepared by LID Architecture and is available on application. Briefly the study sets out the potential for 300sq.m of ground floor commercial space with 15 residential units (12 two bedroom & 3 one bedroom) and also suggests the possibility of an additional floor to accommodate a total of 18 housing units (14 two bedroom & 4 one bedroom).

FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



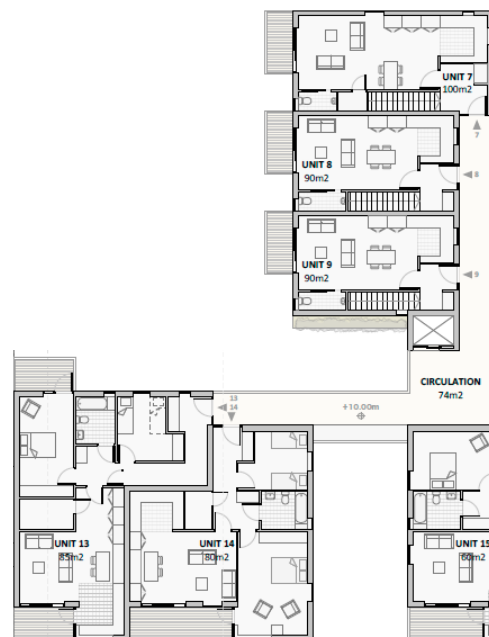
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

LICENCE

The property is also being sold with the benefit of an ordinary 7-Day Publican's Licence.

BER INFORMATION

BER: D2.

BER No. 800687121.

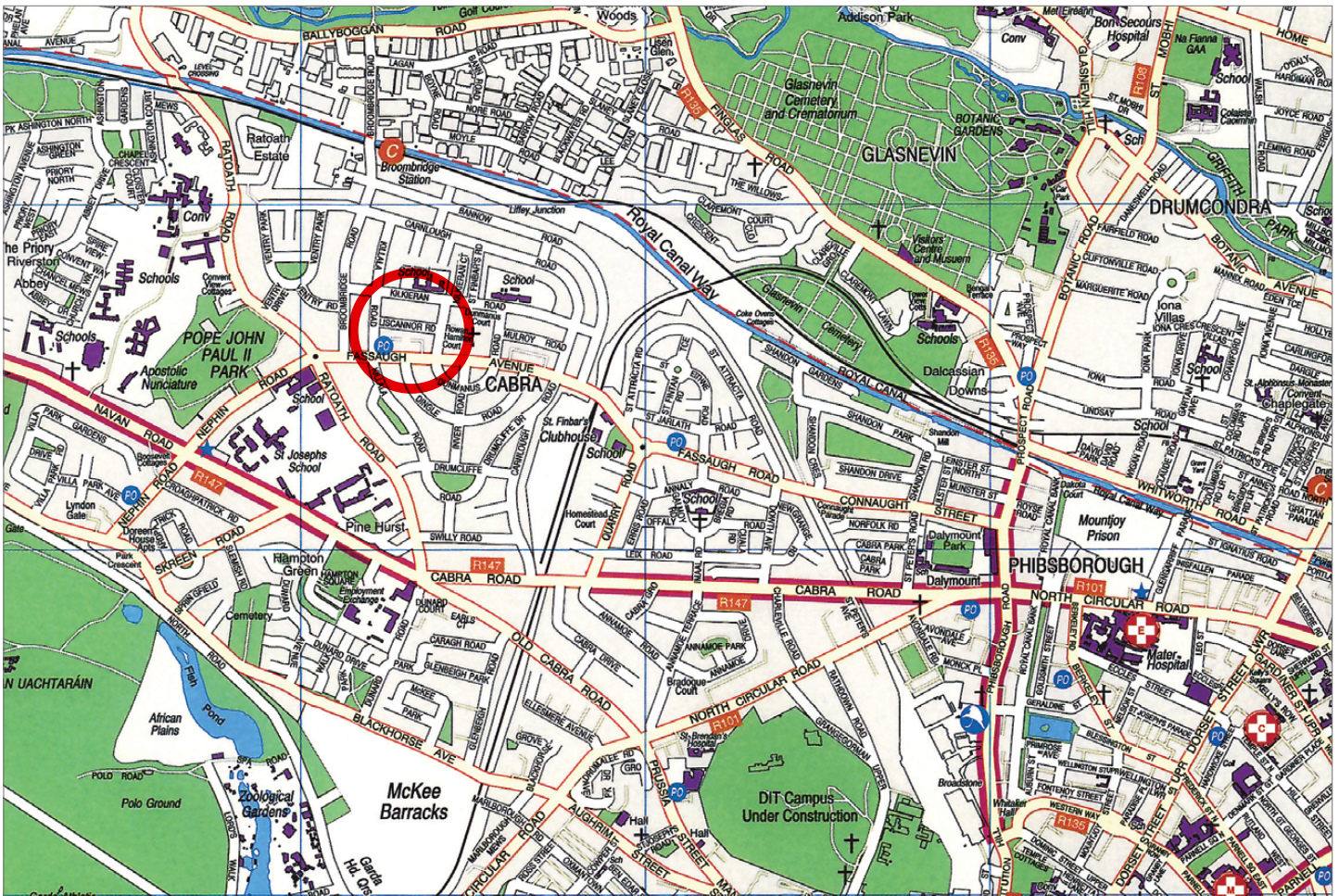
EPI: 1,163.95 (kWh/m2/yr).

SOLICITOR

Donal Smith
 Smith Foy Solicitors
 59 Fitzwilliam Sq., Dublin 2
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FURTHER INFORMATION / VIEWING

Viewing is strictly by prior arranged appointment only.
 For further information contact either
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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

