



PRIME DEVELOPMENT OPPORTUNITY  
ON THE INSTRUCTION OF DUBLIN COUNTY COUNCIL

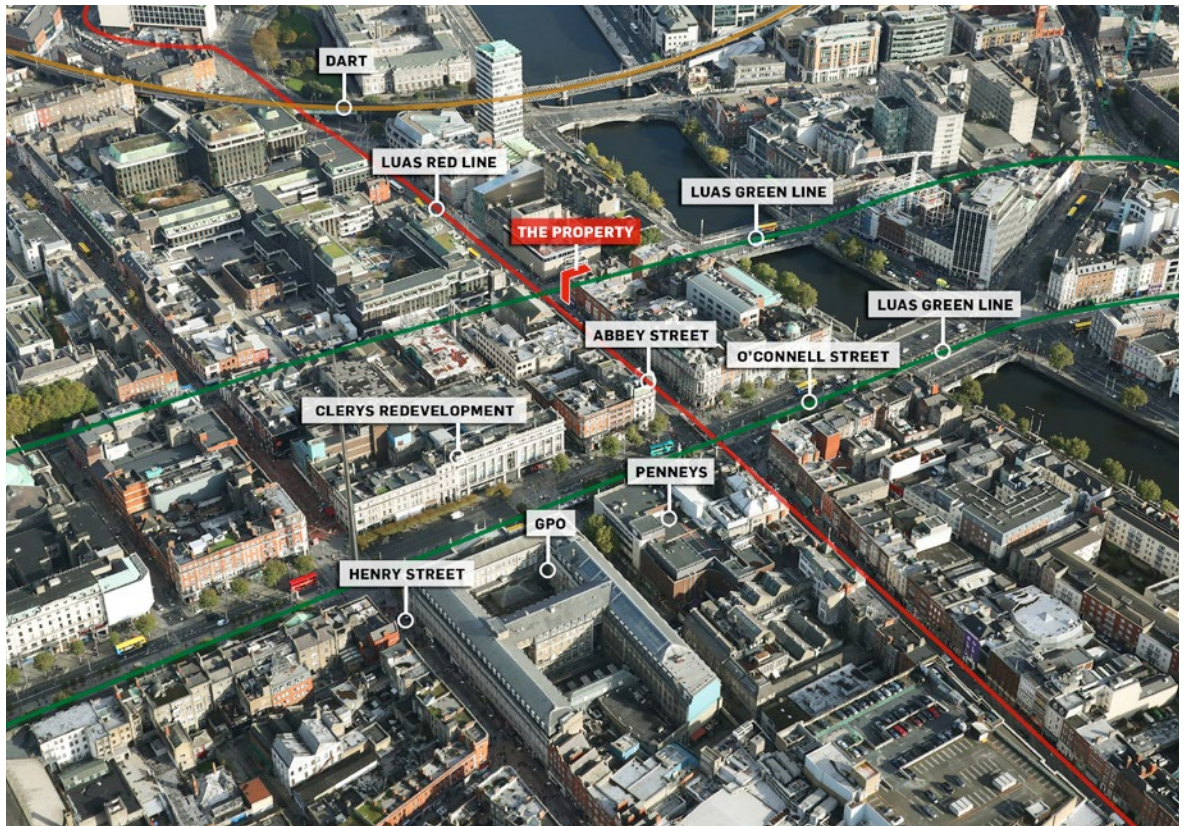
## 28 ABBEY STREET LOWER & 109 MARLBOROUGH STREET, DUBLIN 1




01-638 2700

- Prime corner development opportunity situated in the heart of Dublin's north city centre
- Two interconnecting four storey over basement buildings formerly known as The Plough public house
- Located opposite The Abbey Theatre at the busy junction with Abbey Street Lower and Marlborough Street, 200 metres from O'Connell Street Lower
- Ground floor approx. 121 sqm with frontage to both Abbey Street Lower and Marlborough Street
- Entire building approx. 585 sqm
- Development opportunity zoned Z5 suitable for a variety of uses (subject to planning)
- 360° Tour and Pdf Plans available to view on request





## LOCATION

28 Abbey Street Lower & 109 Marlborough Street offer a superb development opportunity in a rapidly changing city centre location.

Located on the southern side of Abbey Street Lower at the busy intersection with Marlborough Street the subject property is approximately 200 metres west of O'Connell Street Lower in the heart of Dublin's north city centre. The completion of the Luas Cross City has benefitted Abbey Street Lower and Marlborough Street and neighbouring streets making the immediate area more accessible to pedestrians and commuters alike. The property is situated opposite The Abbey Theatre and in close proximity to the Clerys mixed use development and the new Moxey Hotel on Sackville Place.

The immediate area is easily accessed and well served by public transport with Connolly and Tara Street Dart / train stations both within walking distance, numerous Dublin bus routes serving the immediate area and a Luas station on Abbey Street Lower and Marlborough Street.



## DESCRIPTION

The property comprises two interconnecting 4 storey over basement mixed use properties in need of refurbishment/redevelopment. A 360 -degree tour of the property is available on [www.lisney.com](http://www.lisney.com)

## ZONING

The property is located in an area zoned objective Z5, under the Dublin City Development Plan 2016- 2022. This land use zoning is designed to “To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity”.

Permitted uses under this zoning include; Amusement/leisure complex, bed and breakfast, betting office, buildings for the health, safety and welfare of the public; car park, car trading, childcare facility, civic offices, community facility, conference centre, cultural, creative, artistic, recreational building and uses, delicatessen, education, embassy office, enterprise centre, funeral home, guest house, home-based economic activity, hostel, hotel, industry (light), internet café, live-work units, media-associated uses, medical and related consultants, motor sales showroom, nightclub, office, off licence, open space, part off-licence, place of public

worship, public house, public service installation, residential, restaurant, science and technology-based industry, shop (district), shop (neighbourhood), shop (major comparison), take-away, training centre, veterinary surgery, warehousing (retail/non-food)/retail park.

## ACCOMMODATION

We understand the property comprises an approximate gross internal area of 585 sqm / 6,297 sqft.

All intending purchasers must satisfy themselves in relation to floor areas.

Accommodation	Sqm
Basement	126
Ground	121
Mezzanine	36
First Floor	113
Second	89
Third	100
<b>Total</b>	<b>585</b>

**RECORD OF PROTECTED STRUCTURES**

109 Marlborough Street is listed under the Record of Protected Structures in Dublin City Development Plan 2016-2022.

**TITLE**

28 Lower Abbey Street, Dublin I – 500-year leasehold interest from 20th June 1967.

109 Marlborough Street, Dublin I – Fee Simple

There is no publican’s licence attached to the property.

**BER INFORMATION**

28 Abbey Street Lower, Dublin I

BER: C2

BER No: 800721011

EPI: 297.35 kWh/m<sup>2</sup>/yr

109 Marlborough Street, Dublin I

BER Exempt.

**PRICE**

Excess €650,000

**OFFER PROCEDURE**

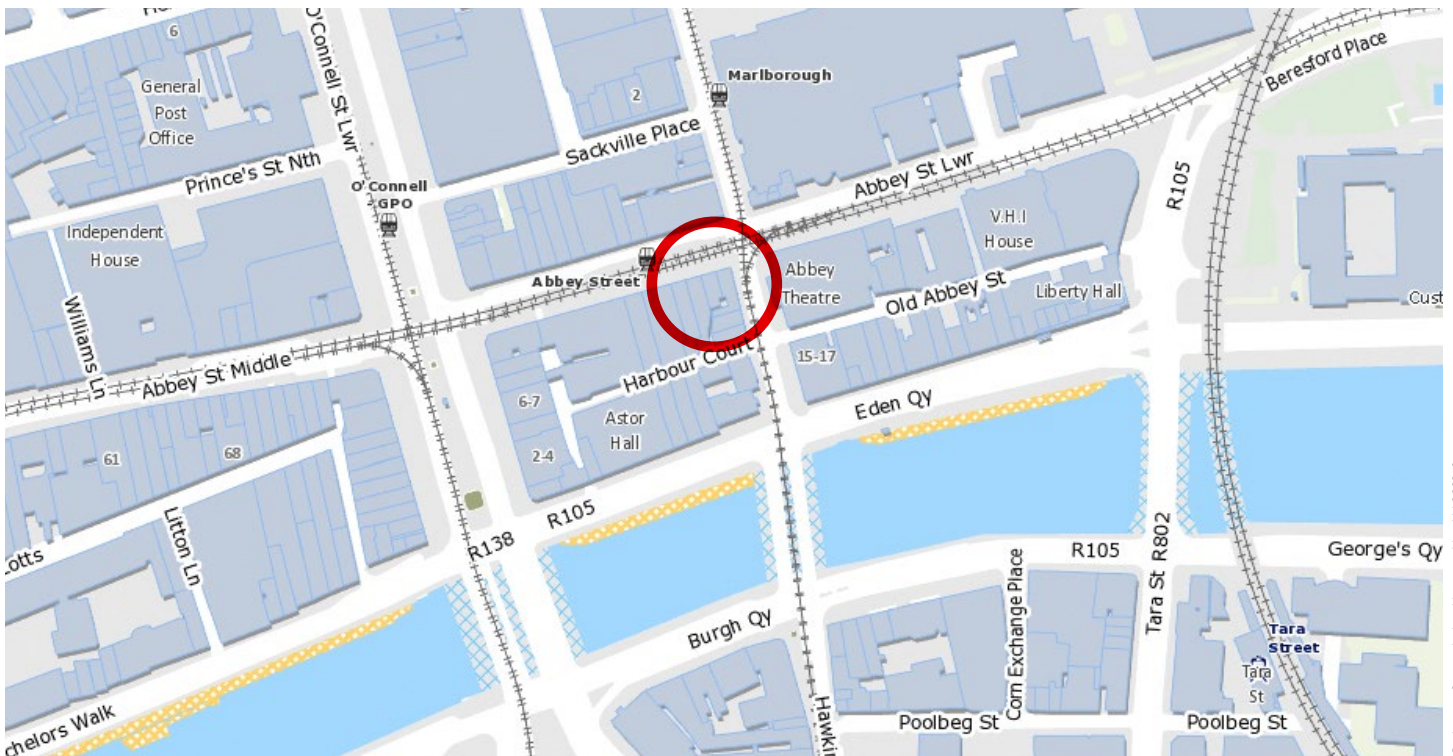
The latest date for receipt of offers is 12pm, Thursday 23rd January 2020.

The procedure for receipt of offers is available on request.

**FURTHER INFORMATION / VIEWING**

For further information on the property to include access to the 360° tour / layout plans please contact:

Emma Coffey	01 638 2700	ecoffey@lisney.com
Jean Shannon	01 638 2731	jshannon@lisney.com



**DUBLIN**

St. Stephen’s Green House,  
Earlsfort Terrace,  
Dublin 2, D02 PH42  
Tel: +353 1 638 2700  
Email: dublin@lisney.com

**BELFAST**

Montgomery House,  
29-33 Montgomery Street,  
Belfast, BT1 4NX  
Tel: +44 2890 501 501  
Email: belfast@lisney.com

**CORK**

I South Mall,  
Cork,  
T12 CCN3  
Tel: +353 21 427 5079  
Email: cork@lisney.com



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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. Lisney PSRA No. 001848.

