



GD

8/9 Grants Row
&
14 Grattan Street

Dublin 2

LIVING
ACCOMMODATION



Three-storey, double fronted building in residential use with benefit of rear yard and terraced house



Main building provides 17 beds, 6 kitchens, 9 bathrooms and 18 storage units



Prime City Centre location – Frontage to Grants Row and Grattan Street



Highly accessible area with proximity to public transport including the Grand Canal Dock DART Station



Main building extends to a gross area of approx. 651 sqm (7,004 sq.ft) and the house extends to approx. 80 sq.m (861 sq.ft)



For sale with vacant possession



The building offers significant potential for a variety of uses and further development potential (SPP)



Available collectively or in separate lots

This is a prime city centre location, located between the Grand Canal and Merrion Square.



Description

The property comprises 8/9 Grant's Row, an impressive double fronted, three storey building together with 14 Grattan Street, a two-storey over basement period terrace house. The buildings back onto each other, offering potential for further development, subject to planning permission.



8/9 Grant's Row Dublin 2

8/9 Grant's Row extends to 651 sqm (7,004 sq.ft) GIA. The residential accommodation is designed in a co-living or student accommodation style, comprising 17 bedrooms, 6 kitchens, 9 bathrooms and 18 storage units

To the rear of 8/9 Grant's Row, there is yard / car park, accessed via a right of way on 11a Grattan Street. This space offers potential for further development, subject to planning permission.

14 Grattan Street, Dublin 2

14 Grattan Street comprises a two-storey terrace house extending to approx. 80 sq.m (861 sq.ft) The property features a spacious garden of about 50 ft, backing onto 8/9 Grant's Row. The layout includes an entrance hall and living room on the ground floor, a kitchen/dining room with garden access at the basement level, and 2 bedrooms on the first floor. The property is in need of refurbishment.





Location

This is a prime city centre location, located between the Grand Canal and Merrion Square. It is convenient to a selection of restaurants, cafés, bars and shops. The Aviva Stadium is a short walk away and other nearby amenities include Trinity College, the National Concert Hall, the Iveagh Gardens, Merrion Square, Fitzwilliam Square & Grafton Street.

Highly accessible location with proximity to public transport in the area including the dart station at Grand Canal Dock and Pearse Street, the LUAS Greenline and multiple Dublin bus routes serving the area within a short walk. The nearest Dublin bikes stop is conveniently located on Grattan Street.

The Eastlink Toll Bridge and the Samuel Beckett Bridge are located reasonably close by and provide access via the Port Tunnel to Dublin Airport, M50 Motorway system and the main vehicular roads serving the country.



Dart is accessible at Grand Canal and Dublin Pearse



Numerous Dublin bus routes serve the immediate area all stopping outside the building on Mount Street



Dublin bikes are available directly outside the property on Grattan Street



The LUAS Greenline is accessible at Dawson Street



Accommodation

We have set out below our understanding of the Gross internal floor areas (GIA):

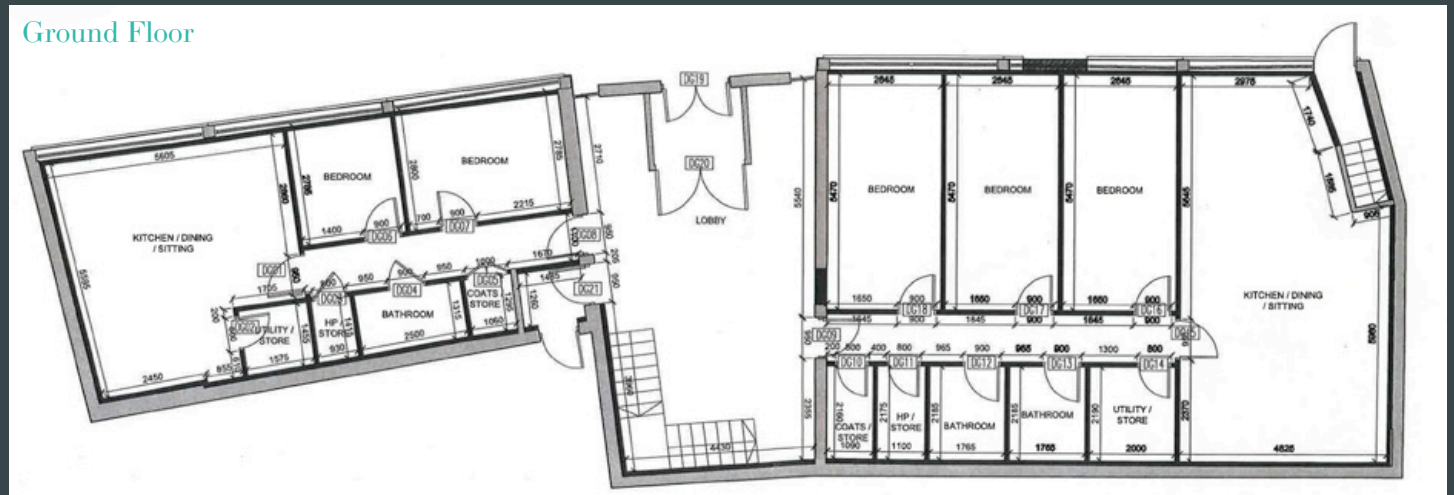
8/9 Grant's Row

14 Grattan Street

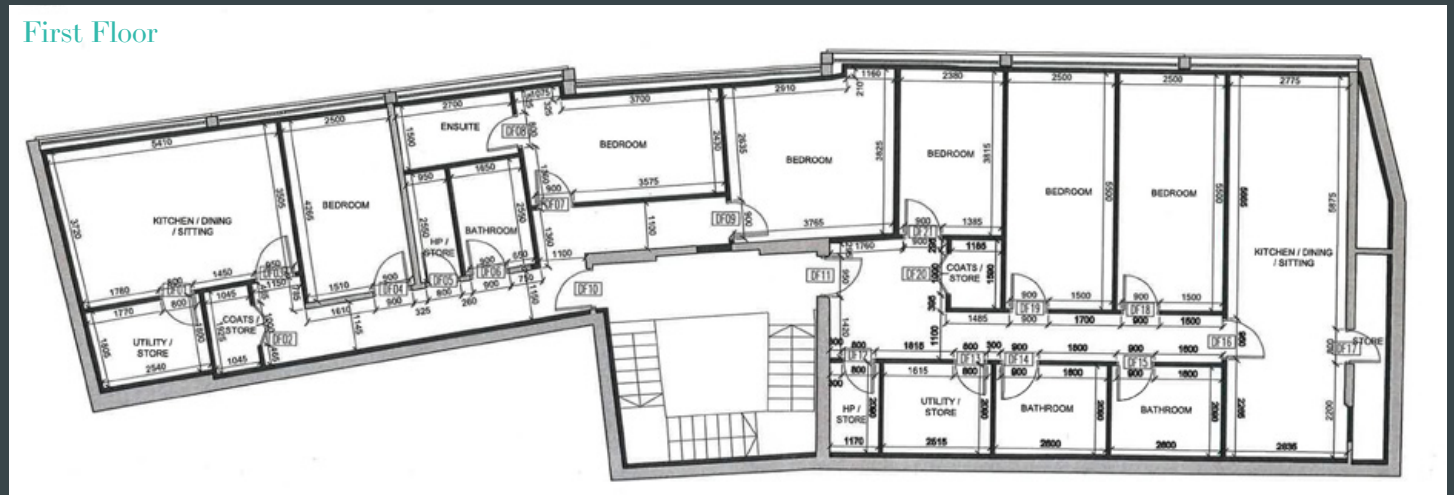
	sq.m (GIA)	sq.ft (GIA)		sq.m (GIA)	sq.ft (GIA)
Total	651	7,004	Total	80	861

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

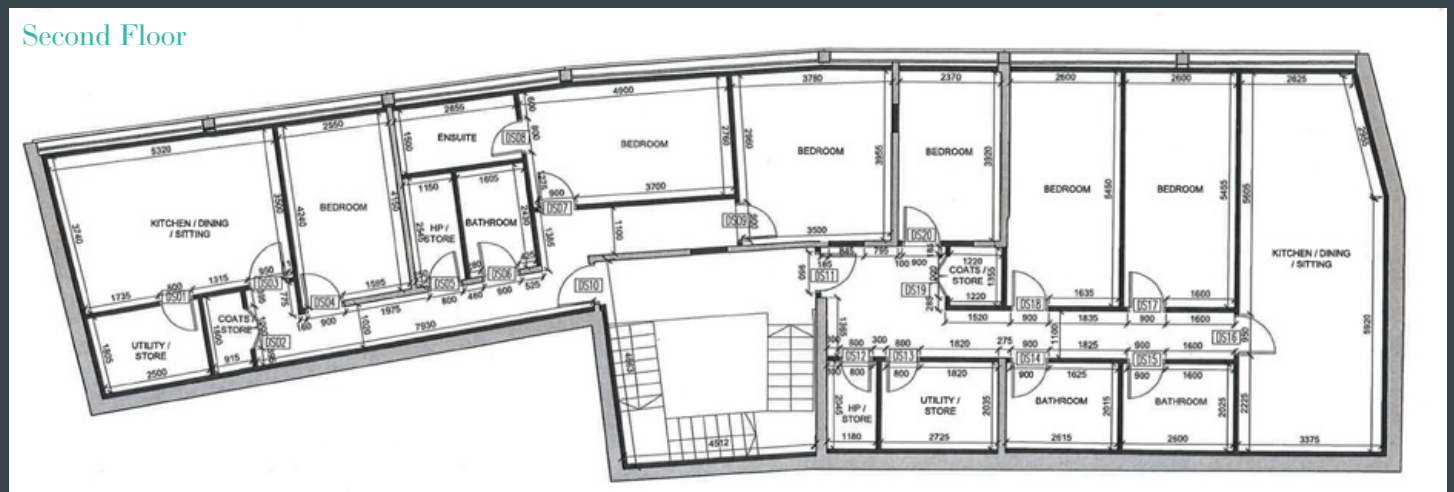
Ground Floor



First Floor



Second Floor



* For identification purposes only

Zoning

14 Grattan Street, Dublin

Zoned Z2 (Residential Neighbourhoods (Conservation Areas))

8/9 Grant's Row & the rear of 11a Grattan Street Dublin

Z10 (Inner Suburban and Inner City Sustainable Mixed-Uses)

Title

Freehold / Long leasehold

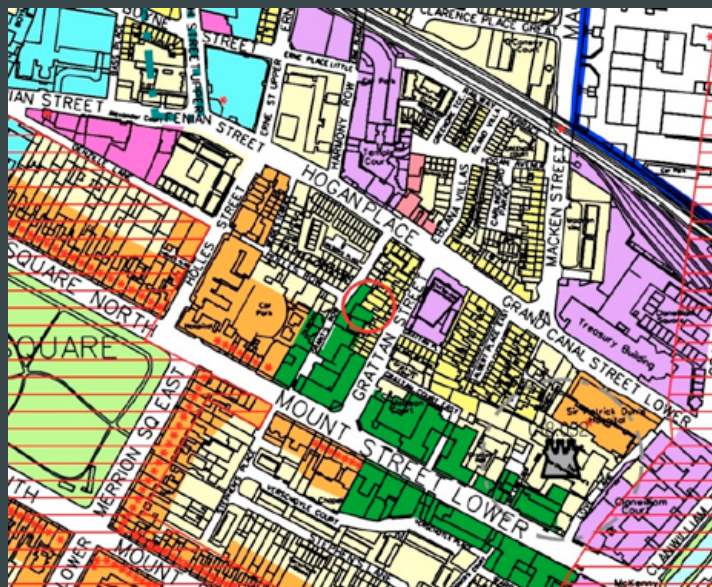
BER

8/9 Grant's Row, Dublin 2: 

14 Grattan Street, Dublin 2: 

Price

Offers are sought in excess of €5,575,000 for the entire



Viewing

For further information or to arrange a viewing, please contact sole selling agent

Thomas Byrne | T: 087 639 7126 | E: tbyrne@lisney.com

Alannah Kennedy | T: 083 372 8606 | E: akennedy@lisney.

Lisney
COMMERCIAL REAL ESTATE

St. Stephen's Green House
Earlsfort Terrace, Dublin 2 | D02 PH42
T: +353 1 638 2700
E: dublin@lisney.com

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