

FOR SALE

63

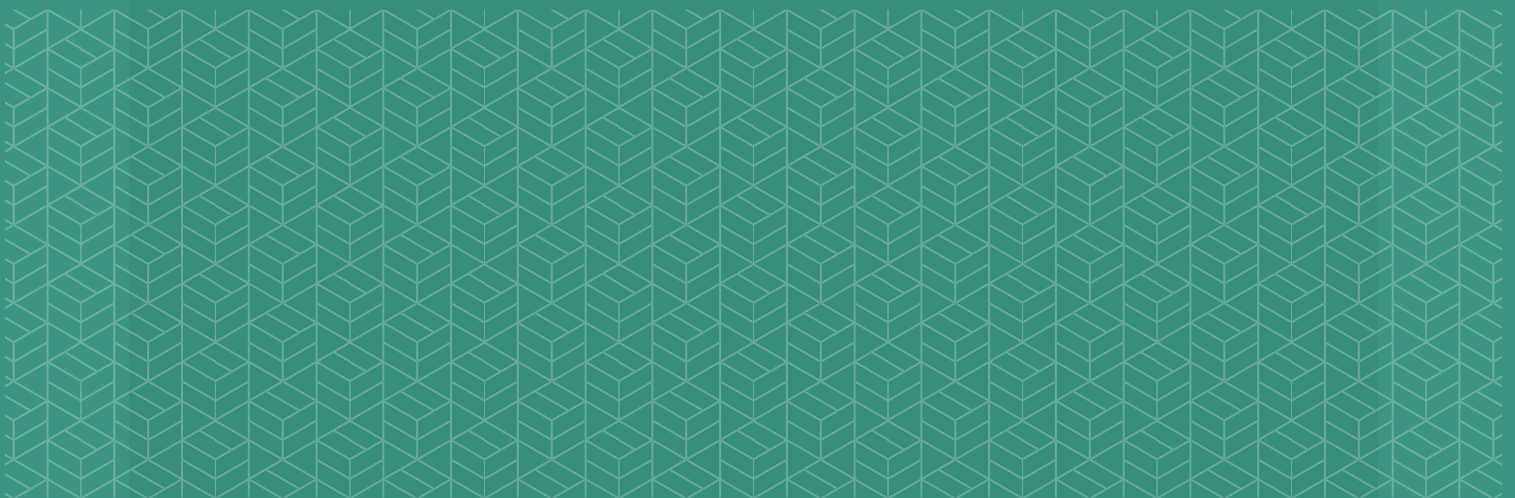
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BAGGOT  
STREET  
LOWER

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DUBLIN 2

VACANT GEORGIAN OFFICE AND RESIDENTIAL MEWS



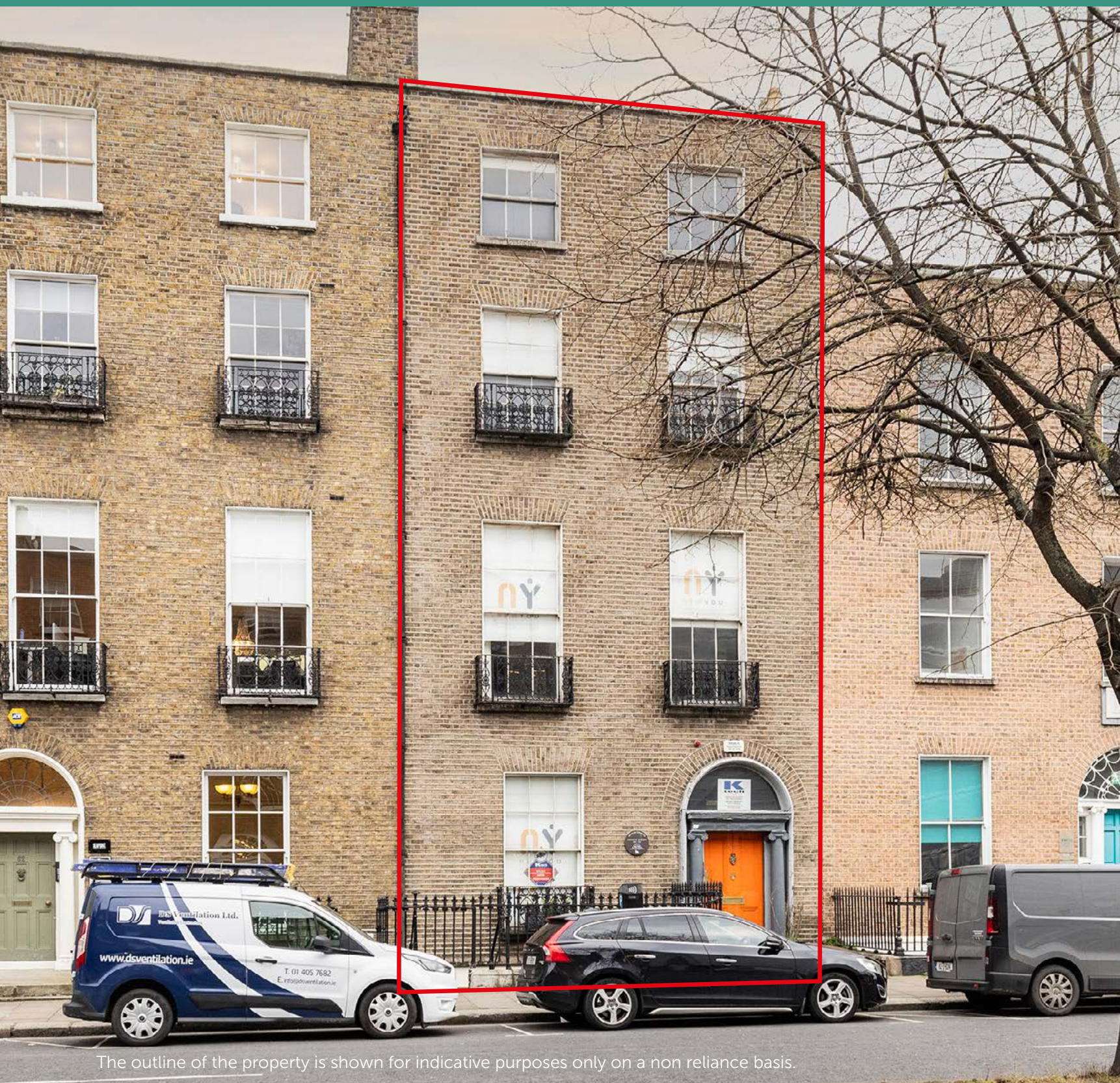
Tenant not affected

BER Exempt (Main Building) | **BER C2** (Mews)



63

BAGGOT  
STREET  
LOWER



The outline of the property is shown for indicative purposes only on a non reliance basis.



## HIGHLIGHTS



Mid terrace,  
four-storey over  
basement vacant  
Georgian office  
building



Separate  
residential mews  
located to the rear  
of the property



Main building extends to  
approximately 3,450 sq. ft. NIA  
(4,864 sq. ft GIA) and mews  
extends to approximately  
807 sq. ft. GIA



Unrivalled CBD  
location



Excellent opportunity to  
refurbish with a range of  
potential uses subject to  
planning permission



Ample public transport  
links provide easy  
access to and from  
the city centre

The properties are for sale in  
one or more lots.

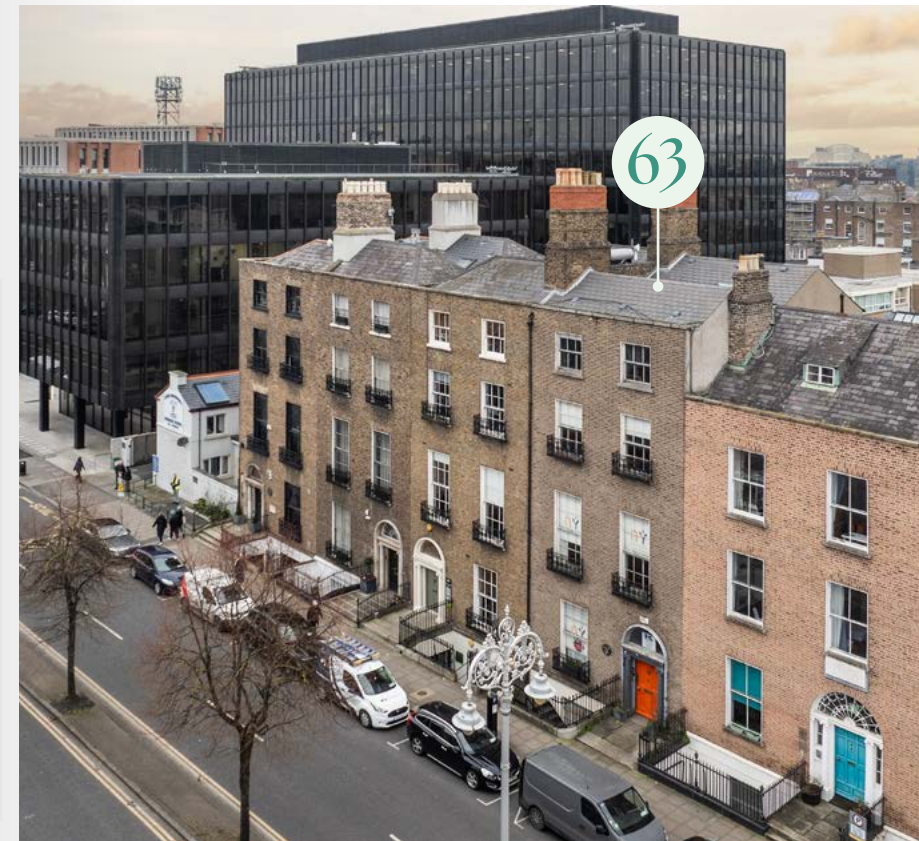
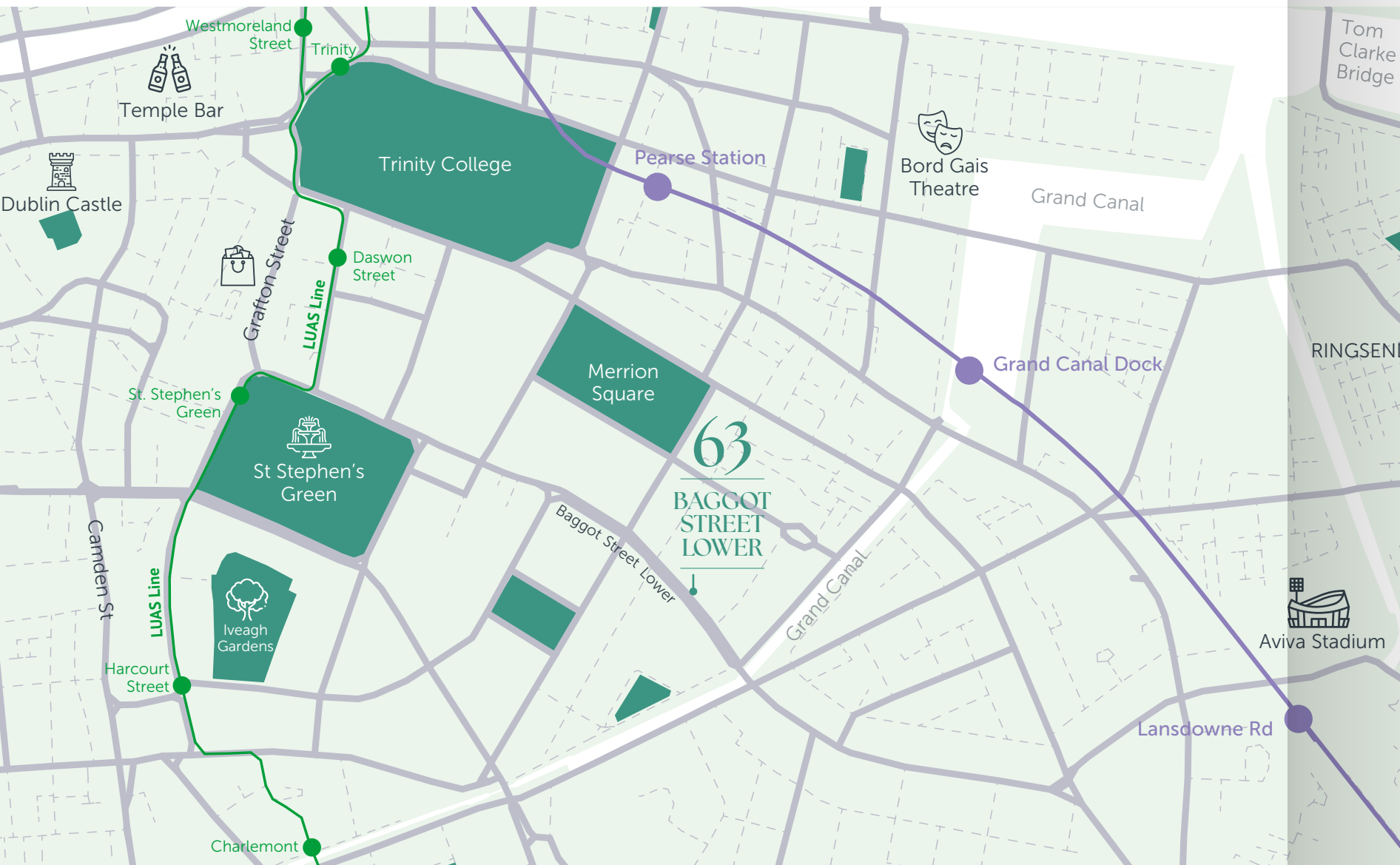


## LOCATION

63 Baggot Street Lower is in the heart of Georgian Dublin and is exceptionally placed within Dublin's Central Business District. It's central location provides it with a range of amenities and public transport links.

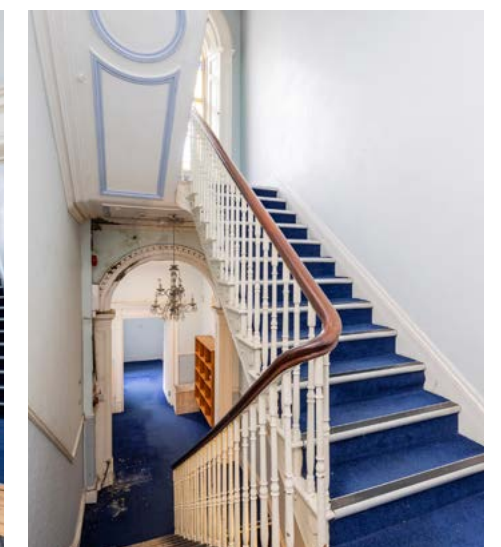
Conveniently located within a short walking distance between St. Stephen's Green, Merrion Square, Iveagh Gardens, Pembroke Street and Grafton Street. Offering a hive of activity for leisure and entertainment with an extensive variety of restaurants and cafes.

63 Baggot Street Lower is ideally situated just 1km from Grand Canal Dock Station, offering DART services, and a mere 1.1km from the St. Stephen's Green Luas Stop on the Green Line ensuring unparalleled access to all parts of Dublin city and beyond.



## LOCAL OCCUPIERS

The surrounding area is home to an abundance of notable occupiers including Bank of Ireland, LinkedIn, Google, and ESB HQ. The area also benefits from nearby amenities such as restaurants, cafés, Miesian Plaza, Merrion Square and St. Stephen's Green parks, and the nearby Grafton Street, Dublin's premier shopping street.

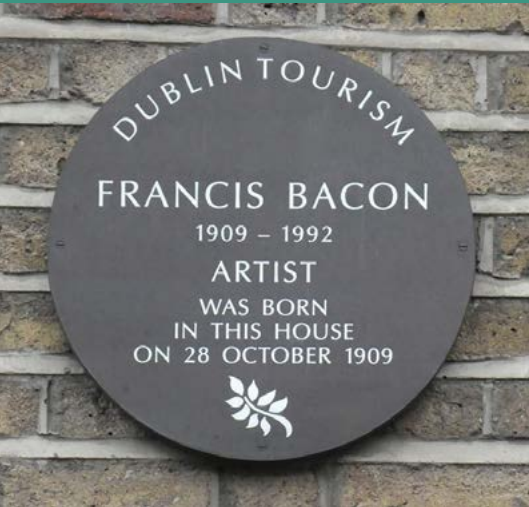




# THE BUILDING

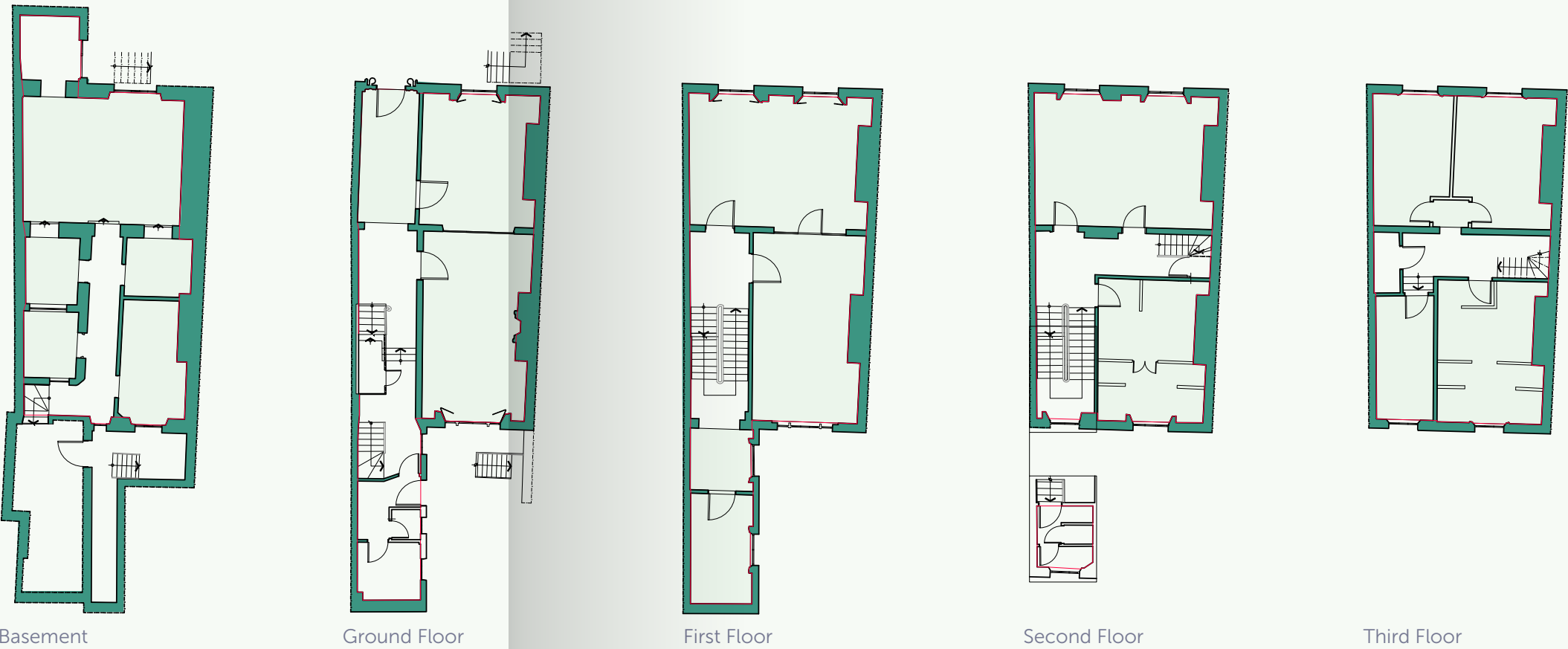
63 Baggot Street Lower is a prominent vacant Georgian office building, providing a blank canvas for investors and developers. The main building comprises of two bay four storey over basement mid terrace building extending to a net internal area of 3,450 sq. ft. The property retains much of its original Georgian features including cornicing, fireplaces, sash windows and tiled flooring. The rear of the building provides a surface car park with potential for approximately 5 spaces.

# HISTORICAL SIGNIFICANCE



This vacant office offers an unparalleled blend of historical charm and modern functionality. This notable address holds significance as the birthplace of Francis Bacon, renowned as one of the 20th century’s most influential figurative painters. Bacon is known for his raw, unsettling imagery. A plaque on the front wall of the building commemorates his significant contributions, serving as a daily reminder of Ireland’s rich cultural and political heritage. Today, the building stands as a testament to both its storied past and its bright future.

# FLOOR PLANS



Floor plans are indicative and for illustrative purposes only

# DRONE VIEW



The outline of the property is shown for indicative purposes only on a non reliance basis.

# SCHEDULE OF ACCOMMODATION

Description	Sq Ft (NIA)	Sq M (NIA)	Sq M (GIA)	Sq M (GIA)
Basement	620	58	909	84
Ground Floor	667	62	1064	99
First Floor	853	79	1065	99
Second Floor	597	55	939	88
Third Floor	713	66	887	82
Total	3,450	320	4,864	452

All intending purchasers are specifically advised to verify any tenancy information, site area and measurements referred to herein and undertake their own due diligence. A copy of the full measurement survey is available in the data room.



## THE MEWS

The rear of the site offers a 'turnkey' two-storey residential mews that can be accessed directly from Convent Close. The property extends to a gross internal area of approximately 807 sq.ft.

The property boasts high-quality finishes throughout. Entering at bedroom level you are greeted with two spacious bedrooms including large bay windows and fitted wardrobes neighbouring the WC & bathroom.

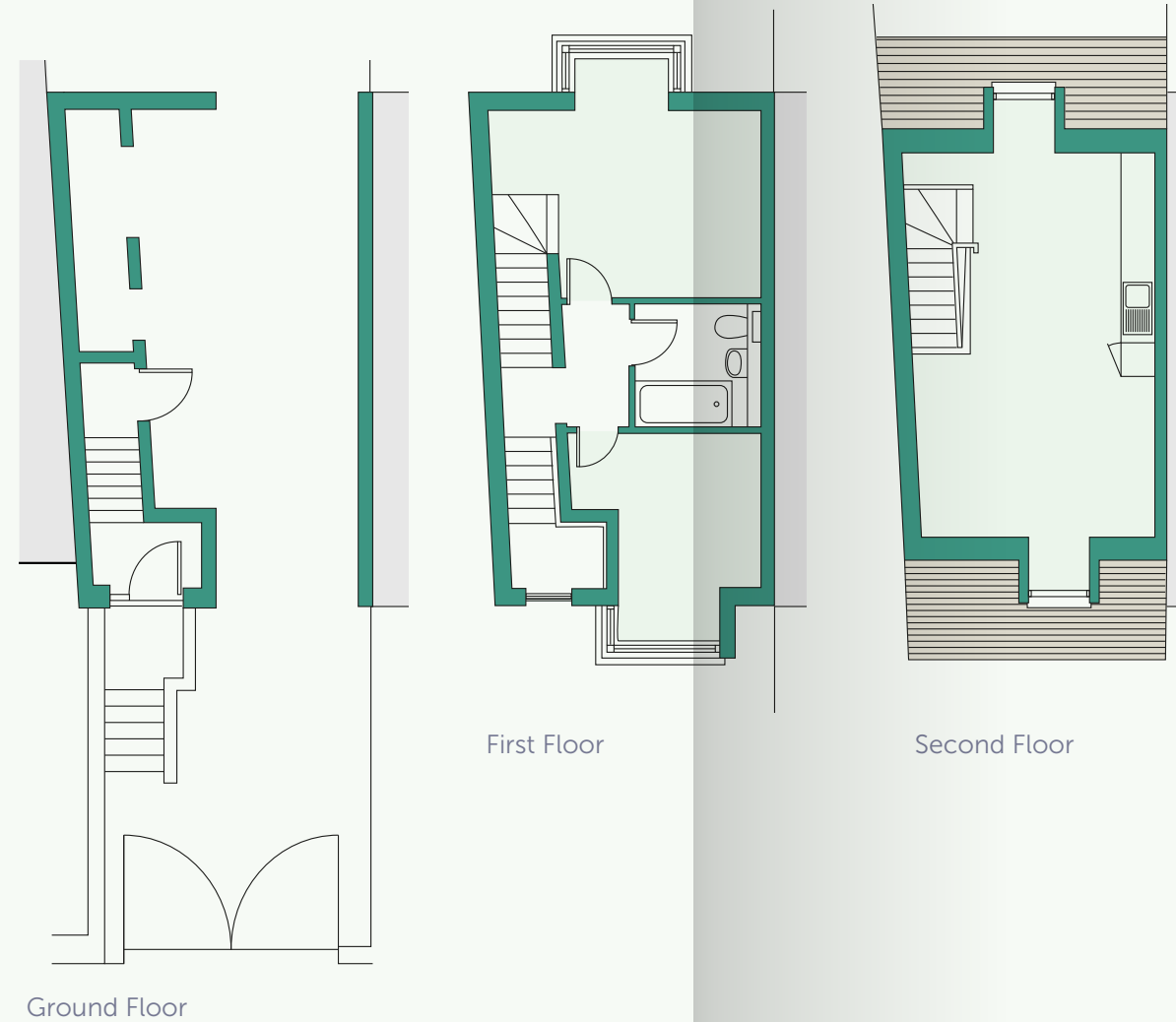
Upstairs presents a large open living area that is flooded with natural light from the stunning apex skylight and large windows.

The mews' location offers a perfect balance of privacy and accessibility, situated in a quiet enclave yet just moments away from local amenities and transport links.

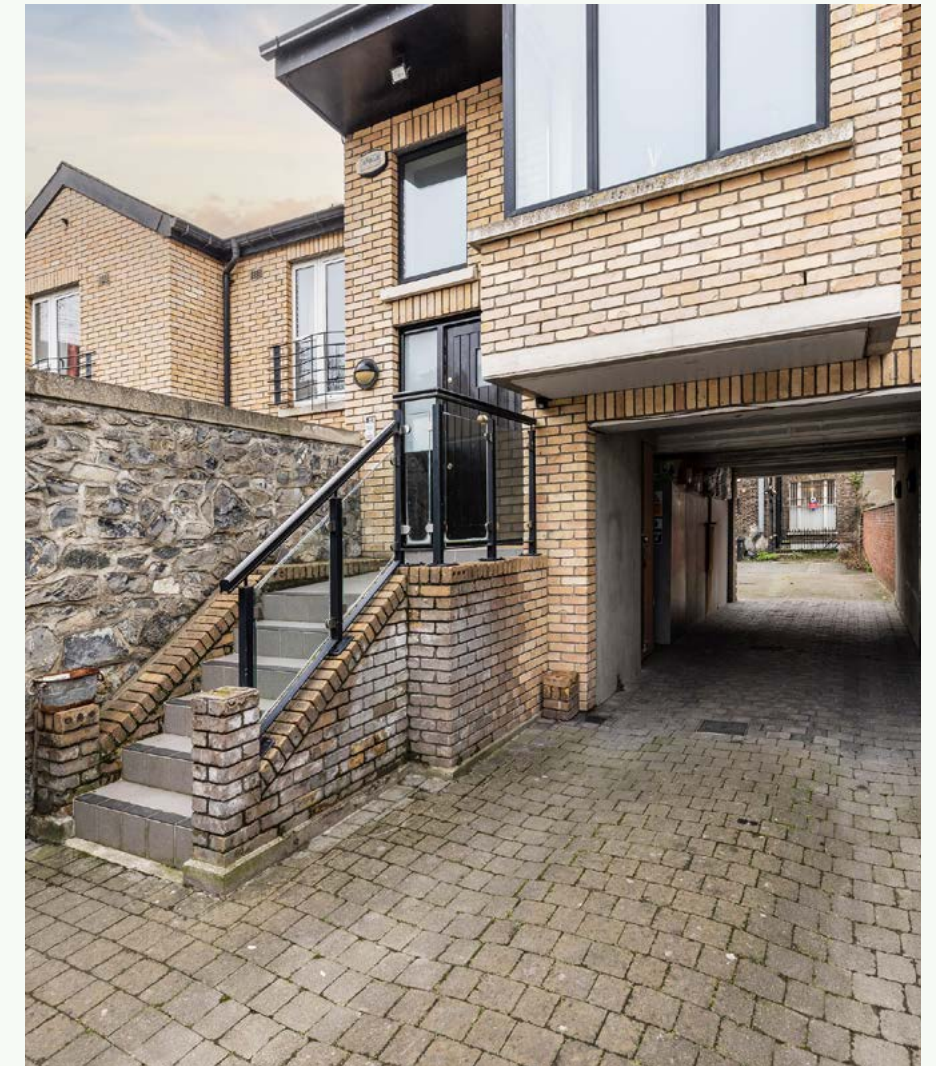
An archway under the mews provides vehicle access to the rear car park, offering convenient off-street parking.

This 'turnkey' property presents an excellent opportunity for professionals, small families, or investors looking for a low-maintenance, high-quality residence in a desirable location. Its thoughtful design maximises space and light, creating a welcoming home that combines modern comfort with traditional mews charm.

## FLOOR PLANS



Floor plans are indicative and for illustrative purposes only





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### METHOD OF SALE

For Sale by Private Treaty  
(in one or more lots)

### BER

BER Exempt (Main Building)



### TITLE

Registered  
Freehold

### VIEWING

Strictly by prior appointment  
through sale agents JLL.

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PSRA No. 002273

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