

FOR SALE BY PRIVATE TREATY

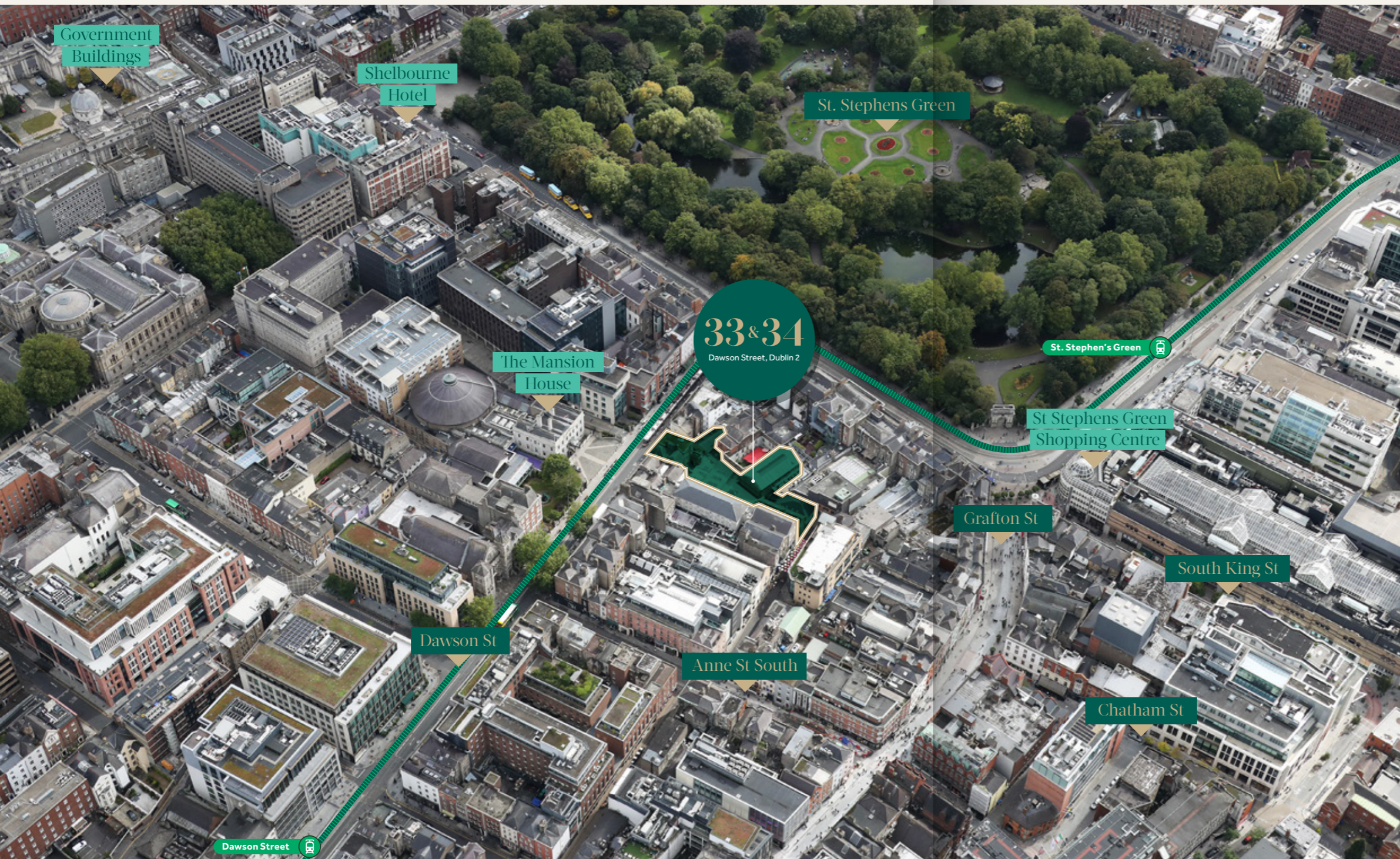
PRIME DEVELOPMENT OPPORTUNITY

# 33 & 34

Dawson Street, Dublin 2

BER Exempt





ST STEPHENS GREEN



LUAS GREEN LINE



ST STEPHENS GREEN SHOPPING CENTRE

## Summary

For Sale by Private Treaty, Nos. 33 & 34 Dawson Street, Dublin 2 presents a prime development opportunity in an exceptional and prestigious CBD location. Benefiting from a positive planning history and significant potential for hotel, office, or hostel development (SPP).



Comprises two Georgian office buildings extending to **19,871 sq. ft. (1,846 sq. m.)**



Underutilised site extending to approximately **0.45 acres (0.18 ha)**



**Prime traditional CBD location** with St Stephens Green, Grafton Street and notable Dublin landmarks nearby



Feasibility study indicating potential for **54 bed hotel with two apartments** or **27,500 sq. ft. office accommodation** over 5 storeys (SPP)



**Z5 Zoning** – hotel, hostel, residential and office all permissible uses



**Excellent planning precedent** (ref:3656/18)



**Best in class public transport connectivity**



**Vacant Possession** can be obtained at short notice

## Location

The property is situated on Dawson Street, in the heart of Dublin's traditional Central Business District. Located parallel to Grafton Street, Dublin's premier retail thoroughfare, 33 & 34 Dawson Street is surrounded by prestigious and desirable amenities and occupiers.

### IN GOOD COMPANY

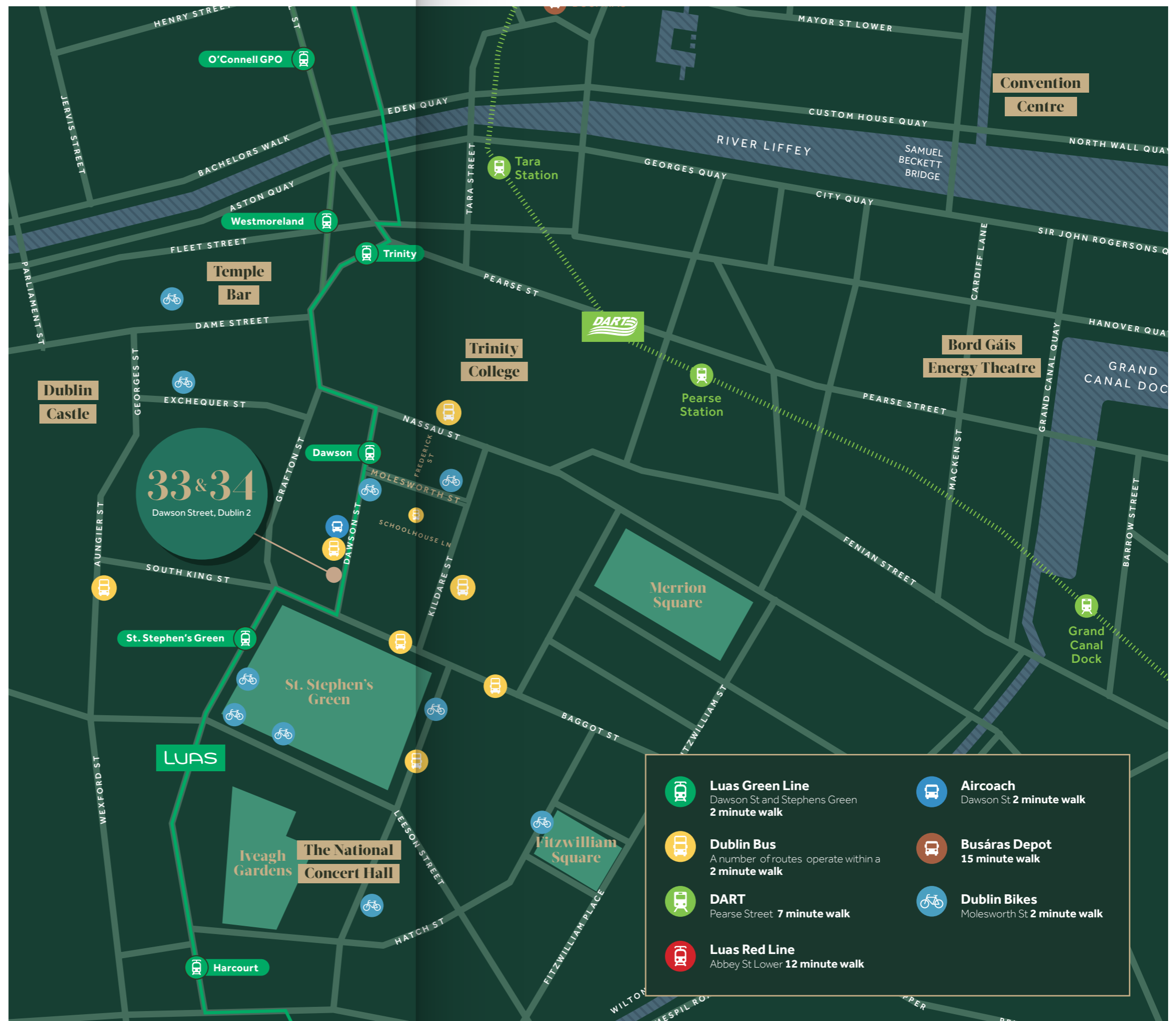
There is a wide range of high-profile occupiers in the immediate vicinity including Goodbody Stockbrokers, Davy Stockbrokers, DLA Piper, TD Global, Barclays, AIB, Goshawk and TD Securities. Furthermore, Trinity College, the Royal College of Surgeons, St Stephens Green and numerous Dublin landmarks are within short walking distance.

### OUTSTANDING AMENITIES

The area benefits from vibrant hotels, restaurants, cafés and bars including The Shelbourne, The Westin, The Ivy, One Pico, Lennon's Yard, Hawksmoor and the Michelin starred Glovers Alley within walking distance.

### EXCELLENT CONNECTIVITY

Dawson Street has unrivalled transport connectivity. The LUAS green line, Dublin Bus stops and Dublin bikes stations are all located along the street. In addition, the DART and commuter rail services are located with a 5 minute walk at Pearse Street train station providing ease of access to the immediate and wider metropolitan area.



## The Property

The property comprises two, five storeys over basement, Georgian office buildings extending to a combined area of 19,871 sq. ft. (1,846 sq. m.). An existing car park laid out over three floors provides 61 car spaces. The overall site area extends to approximately 0.45 acres (0.18 ha) and is broadly irregular in shape. To the rear of the protected Georgian buildings comprises a significantly underutilised area which extends back to Anne's Lane providing extensive scope for redevelopment, subject to planning.



The two Georgian buildings are listed as protected structures in Dublin City Council's Record of Protected Structures. Located in an Architectural Conservation Area which restricts development potential to 2 – 5 storeys with an emphasis on durable sustainable building materials.



## Zoning

The subject site is zoned Z5 "City Centre" under the Dublin City Development Plan 2022 – 2028. The Z5 zoning permits a broad range of uses including Hotel, Hostel, Office and residential among numerous other uses.



## Development Potential

Two feasibility studies have been prepared by McCauley Daye O'Connell Architects (MCDA) which include the following:

### POTENTIAL HOTEL SCHEME

Proposed 5 storey over basement building extending to a GFA of 32,463 sq. ft. (3,016 sq. m.) to include 54 hotel rooms within the existing, protected buildings and a new proposed central building. Two apartment rental suites are proposed within the existing commercial building to the rear of the site. Under this scenario, the 49 car spaces would also be retained by RIAC.

### POTENTIAL OFFICE SCHEME

Office development – proposed 5 storey over basement building extending to a GFA of 27,361 sq. ft. (2,542 sq. m.) retaining the protected structure components and 49 car spaces for RIAC use.

### PLANNING PRECEDENT

From our review of the property's planning history, we note a precedent has been set with the grant (planning ref: 3656/18) of upgrades to the existing structure and the construction of a new hotel on the site (including the adjoining 35 & 36 Dawson Street) which underpins the above noted feasibility studies. We acknowledge this planning and has subsequently expired.



POTENTIAL HOTEL BUILDING



POTENTIAL HOTEL BUILDING



POTENTIAL OFFICE BUILDING



POTENTIAL OFFICE BUILDING



## Further Information

### VIEWINGS

All viewings are strictly by appointment only.

### TITLE

We understand that the property is held under freehold title.

### SERVICES

Interested parties are advised to satisfy themselves on the variability and adequacy of all services.

### BER RATING

**BER** Exempt

## Contact Details

For further information please contact:

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