

EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY

99-101

Patrick Street, Dun Laoghaire, Co Dublin



Location

The subject property is located in the heart of Dun Laoghaire, approximately 12km southeast of Dublin City Centre. Situated along Dublin's coastline, Dun Laoghaire is an economic hub under the Dun Laoghaire Rathdown Local Authority.

The area benefits from excellent connectivity and is well served by public transport through Dublin Bus and the DART. The nearest Dublin Bus stop is approximately 100 meters north of the subject property and is served by the 7, 7a, 45a, 45b and E2 routes. Dun Laoghaire train station is 450 meters to the north and provides regular DART services to Dublin City Centre.

Dun Laoghaire is a vibrant, affluent, coastal suburb with many amenities available including the Royal St George Yacht Club, National Yacht Club, Dun Laoghaire Harbour, Dun Laoghaire Shopping Centre, Royal Marine Hotel and a wide range of pubs, restaurants, cafés and grocery shops.

Furthermore, the National Rehabilitation Centre and St Michaels General Hospital are located nearby while the commercial centre is primarily focused on Marine Road and Harbour Road.



Description

The subject property comprises a part two storey, part single storey, terrace building extending to approximately 3,087 sq. ft. (287 sq. m.) GIA and a boiler house to the rear of the site extending to approximately 108 sq. ft. (10 sq. m.). The existing buildings were constructed in 1937, however, they are not listed as protected structures under Dun Laoghaire Rathdown's Record of Protected Structures. The property has been vacant since 2021 when it was previously in use as a HSE Services Clinic.

The site is regular in shape and extends to approximately 0.083 acres (0.034 ha). The property occupies a prominent position on Patrick Street with approximately 14 meters road frontage. There are two access points from Patrick Street and one to a rear laneway.

There is no provision of on-site car parking, however, ample on street pay parking is available to the front of the property along Patrick Street.

EXISTING BUILDINGS
EXTENDING TO

3,087 sq. ft.
(287 SQ. M.)

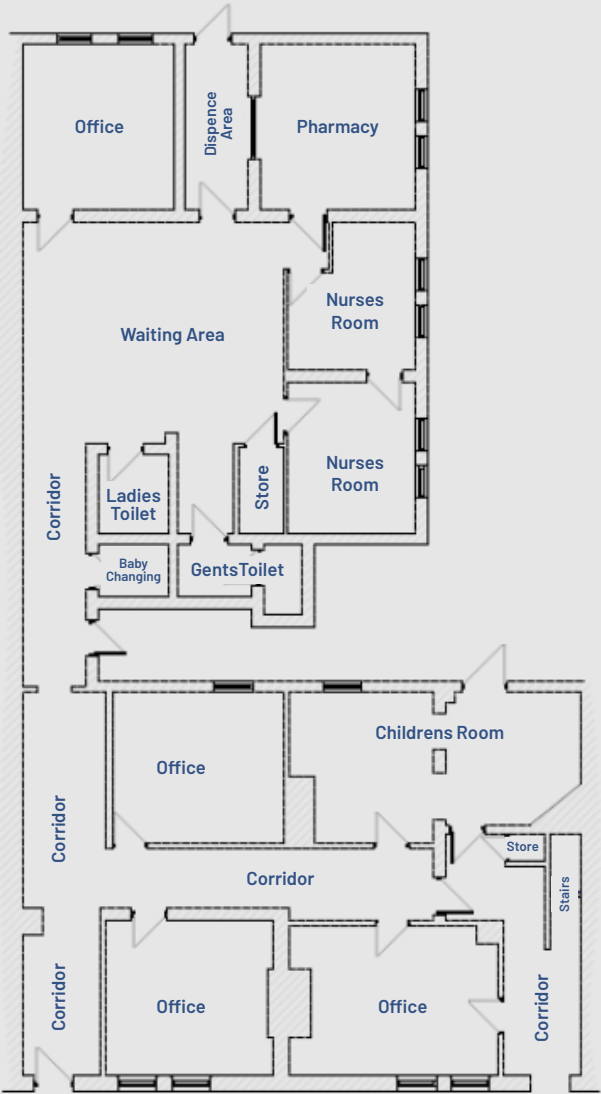
SITE OF APPROX.

0.03 hectares
(0.08 ACRES)

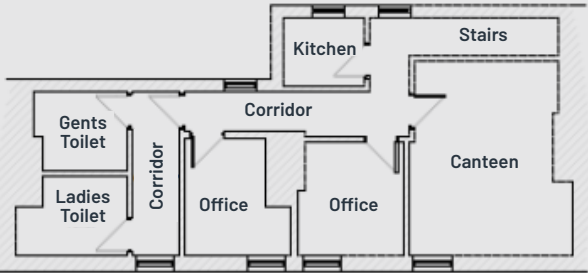
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ACCOMMODATION	LEVEL	CODE OF MEASUREMENT	AREA SQ. FT.	AREA SQ. M.
Former Dispensary	Ground	GIA	214	2,311
Former Dispensary	First	GIA	72	776
Total		GIA	286	3,087
Outbuildings	Ground	GEA	10	108

GROUND FLOOR



FIRST FLOOR



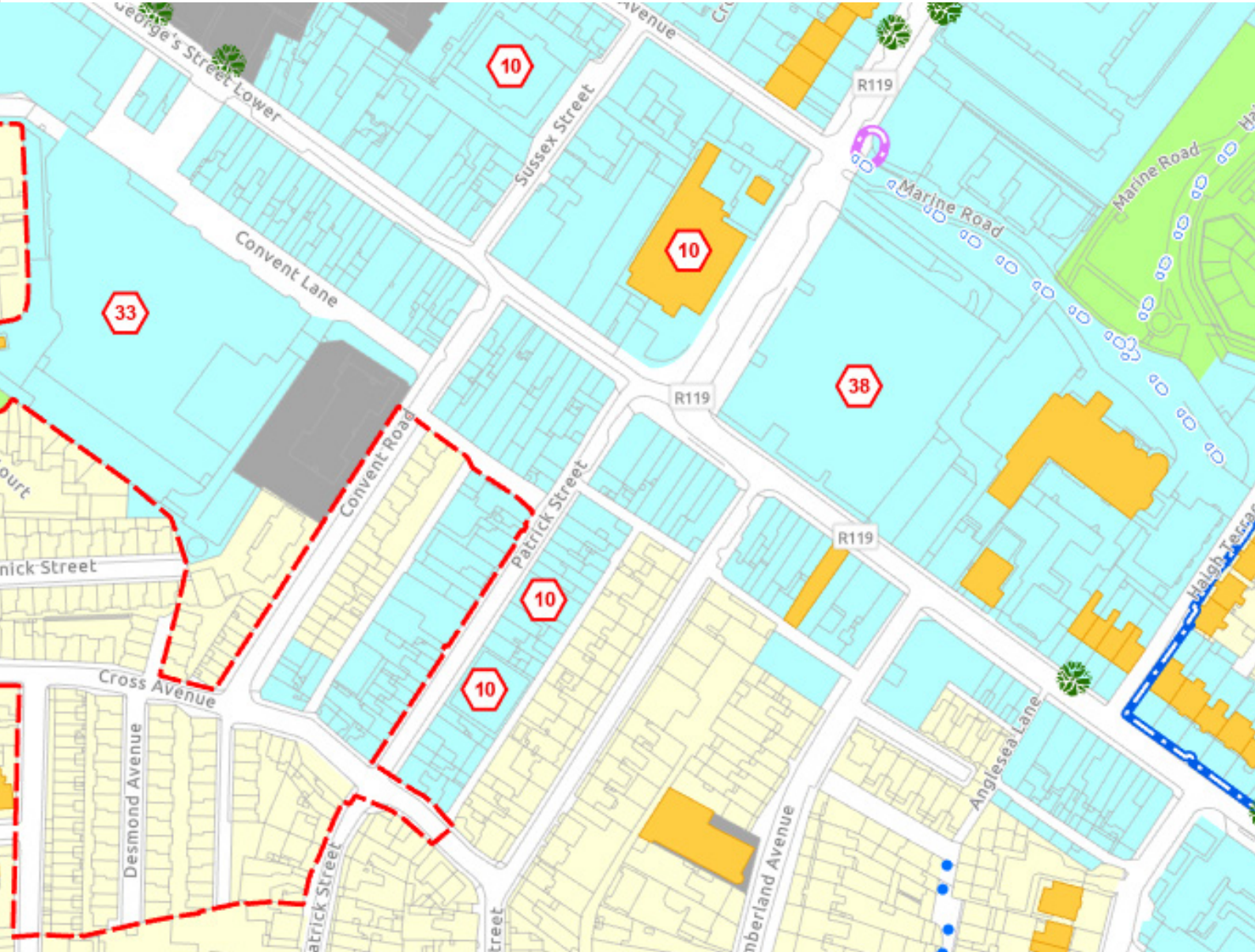
For Illustrative Purposes Only

Zoning

The property is located within an area zoned Major Town Centre / MTC “to protect, provide for and / or improve major town centre facilities” in the Dun Laoghaire Rathdown County Development Plan 2022-2028.

Furthermore, the subject property is situated in an area designated Specific Local Objective 10 under the above noted development plan. This objective is aimed at retaining, improving and encouraging the provision of sustainable neighbourhood infrastructure facilities.

Permitted uses under Zoning Objective MTC Include Residential, Residential – Build to Rent, Residential Institution, Restaurant, Assisted Living Accommodation, Student Accommodation among a number of other uses. Permitted uses under Zoning Objective MTC Include Residential, Residential – Build to Rent, Residential Institution, Restaurant, Assisted Living Accommodation, Student Accommodation among a number of other uses.



IMC DUN LAOGHAIRE

BLOOMFIELDS
SHOPPING CENTREDUN LAOGHAIRE
DART STATIONDUN LAOGHAIRE
SHOPPING CENTRE

99-101

Patrick Street, Dun Laoghaire, Co Dublin

Further Information

METHOD OF SALE

Private Treaty

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 F

801043589

Contact Details

For further information please contact:

SELLING AGENTS



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