

Auction

unless previously sold

5th November @ 2.30pm at the offices of Finnegan Menton, 17 Merrion Row, Dublin 2



12C Lower Abbey Street

Dublin 1

Former Church Premises
Suit Conversion or Redevelopment

c.394 sq.m. (4,240 sq.ft.)



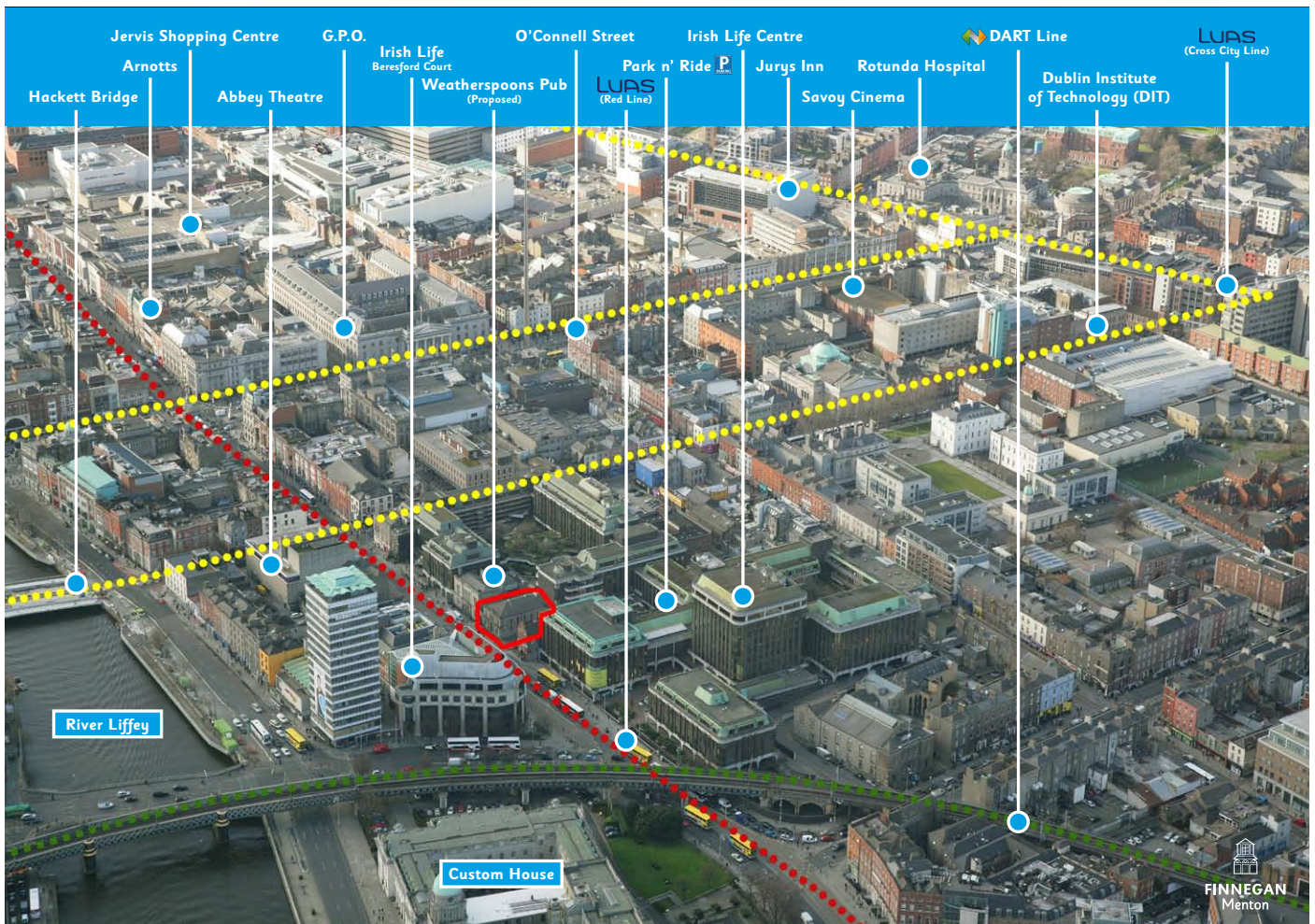
FINNEGAN
Menton

Location:

12C Lower Abbey Street is located off Dublin's O'Connell Street at the far end of Abbey Street next door to the Irish Life Centre, the VHI headquarters is located across the street and its close to the financial district of the IFSC and Dublin Docklands. The Custom House and Liberty Hall are landmark buildings in the immediate area.

Abbey Street has excellent transport facilities with a Luas Stop (Red Line), a DART Main Line Station closeby at Connolly Station and Bus Aras. It is also located around the corner from the terminus of many city bus routes to the north and south sides of Dublin. In addition the new Cross City Luas linking the Red Line with the Green Line at St Stephen's Green is to pass along Marlborough Street and O'Connell Street.

Other landmarks in the street include the Abbey Theatre and Wynns Hotel which are long associated with the street. Next door the former Bank building has been acquired by Wetherspoons for use as a Gastro Pub.



Summary:

- c. 394 sq.m. (4,240 sq.ft.)
- Excellent transport links
- Corner Site
- Adjoining Irish Life Centre and close to IFSC
- Building of immense character
- Light filled double height Hall
- Suit conversion to restaurant, offices, dance studio etc. (spp)
- Redevelopment opportunity (spp)
- The property is not listed

Description:

The property comprises an impressive two storey corner building extending to c. 393.9 sq.m. (4,240 sq.ft.). The property was constructed as a Church premises offering tremendous potential for conversion or redevelopment to a wide variety of potential uses. The building stands on a corner site of c.270sq.m. with extensive frontages to Abbey Street Lower and Northumberland Place which leads to the Irish Life car park entrance.

Originally built in 1839 to a design by Architect George Popworth (who also designed the original Gresham Hotel and Heuston Bridge). The property was most recently used as a Fellowship Bible Church and then used as a rehearsals area and store for the Abbey Theatre.

Internally the layout still has all the charm and character of time gone by. The Reception Hall leads to a grand light filled Hall spanning the width of the property with over hanging balcony wrapping the perimeter of the room. The building is two storey to the front and rear providing offices, stores, toilets and kitchen.

Accommodation:

Approximate Gross Internal Floor Areas:

	Sq.m.	Sq.ft.
Ground Floor	238.2	2,564
First Floor	155.7	1,676
Total:	393.9	4,240



Balcony



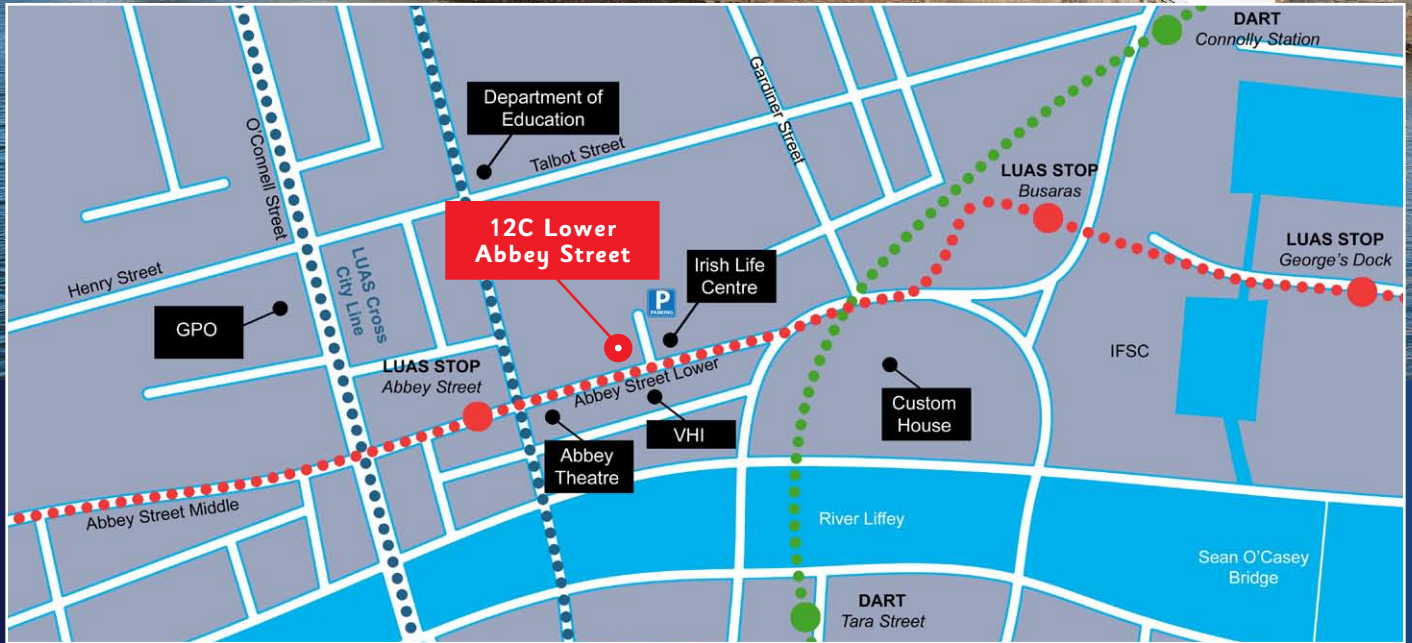
Ground Floor



Office



Kitchen



Planning:

Zoned Objective Z5 – “To consolidate and facilitate the development of the central area and to identify reinforce, strengthen and protect its civic design character and dignity.”

Permissible Uses (subject to planning) include office, restaurant, public house, hotel, residential, retail, amusement / leisure complex, childcare facility, medical, nightclub etc.

The property is not listed as a Protected Structure.

Title:

999 year leasehold title from 1830

Solicitors:

Chief State Solicitors Office
Osmond House,
Ship Street, Dublin 8
Telephone: 01 417 6100
Ref: 2015/03758/ef

Rateable Valuation:

Not currently assessed for rates.

BER:

Exempt. (previous use as a place of worship)

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Nicholas Corson or David Rowe on 01 614 7900



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