

23 / 24 & 29  
PARKGATE STREET  
DUBLIN 8

FOR  
SALE



## PRIME CITY CENTRE INVESTMENT / DEVELOPMENT OPPORTUNITY

c.0.77 ACRES (0.31 ha)

MOTOR SHOWROOMS & OFFICES c.1,287 sq.m. + 80 CAR SPACES

ZONED Z5 - City Centre

Suit Residential, Hotel, Apart Hotel,  
Student Accommodation, Co-Living, Retail, Offices (spp)

*(Tenants not affected)*



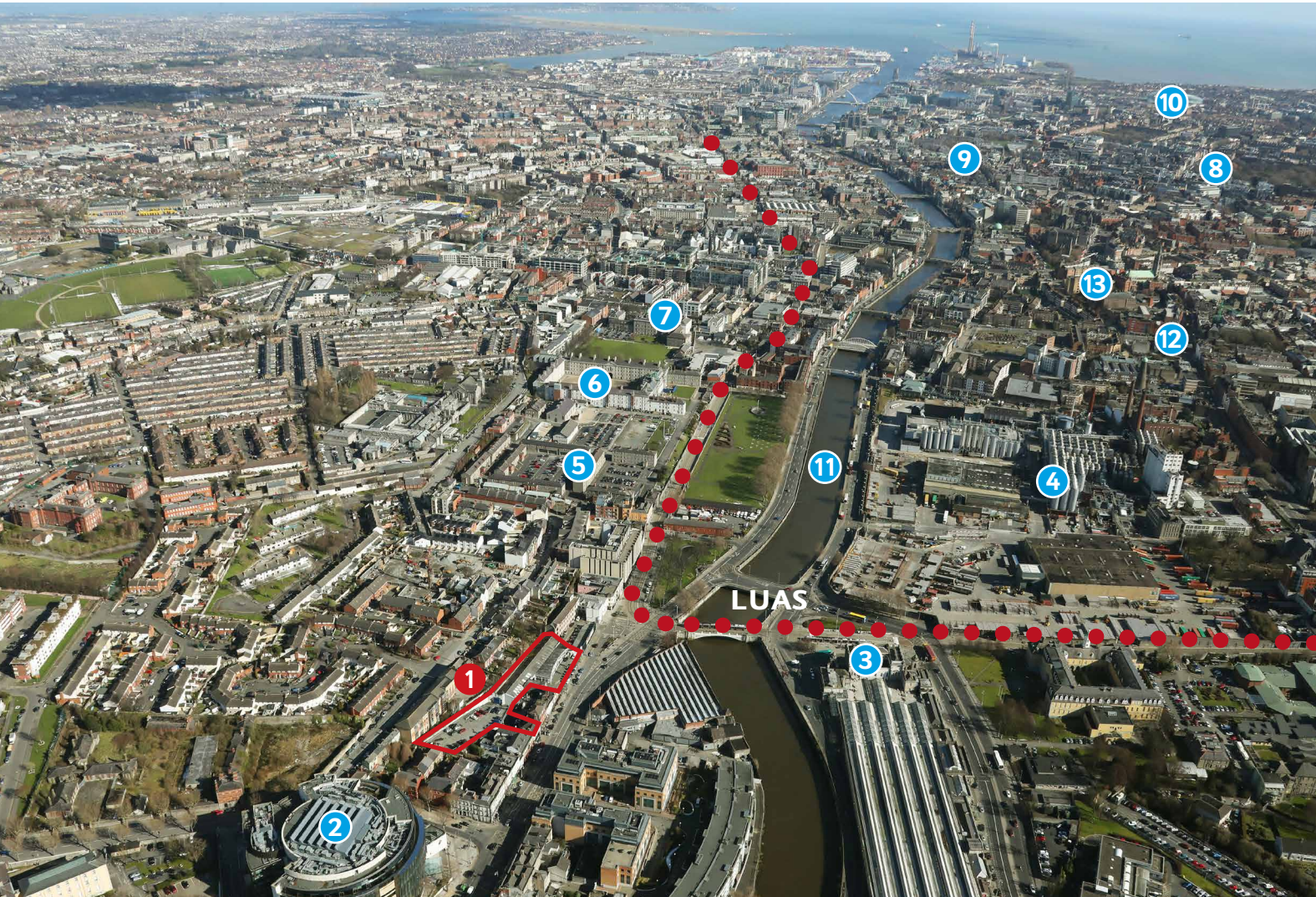
**FINNEGAN**  
Menton

01 614 7900

BER B3 E1



## LOCATION



The subject property occupies a high-profile position directly across from Heuston Station on Parkgate Street between its junctions with Benburb Street / Wolfe Tone Quay and Infirmary Road. The surrounding area is steeped in culture, with the Museum of Modern Art, National Museum of Ireland, Kilmainham Gaol Museum, Royal Hospital Kilmainham, Guinness Store House and Phoenix Park all located within walking distance of the property. Phoenix Park is home to Áras an Uachtaráin and Dublin Zoo, and hosts multiple events throughout the year.

Local amenities include shops, restaurants and some renowned Public Houses, Nancy Hands and FXB Ryan's all on Parkgate Street.

The property is well serviced by public transport facilities, with the Luas at Heuston Station providing ease of access to the city centre, with the cross-city Luas providing connectivity to Dundrum and beyond. There are several bus routes providing links to Dublin City and the surrounding area.

The site is located in an area which is undergoing a significant regeneration with Diageo (Guinness) plans to develop 12.6 acres of its St. James Gate Property in a major new rejuvenation project known as the "St. James Quarter". In addition, the Landmark Hickeys site located across the road is due for development which we understand will comprise a mix of residential and commercial.

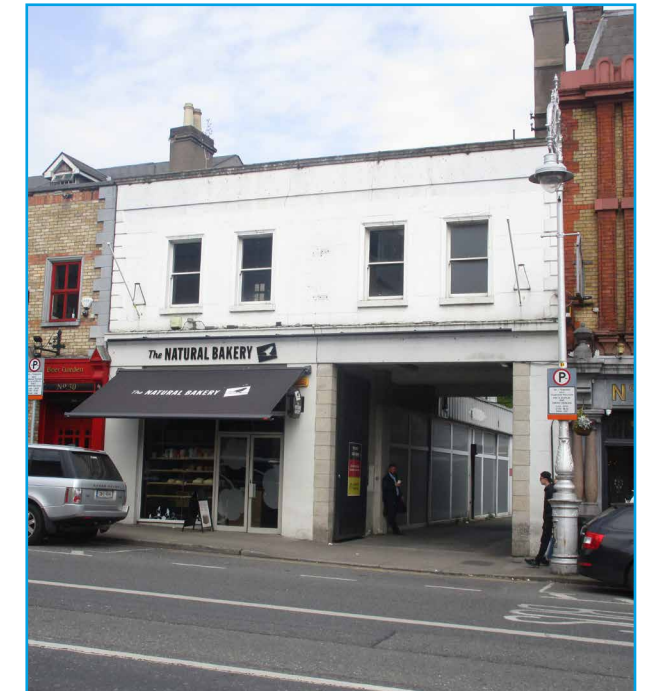
- 1 **The Property**
- 2 **Criminal Courts of Justice**
- 3 **Heuston Station / LUAS Stop**
- 4 **Guinness**
- 5 **Collins Barracks**
- 6 **National Museum**
- 7 **Smithfield**
- 8 **St. Stephen's Green**
- 9 **Trinity College**
- 10 **Aviva Stadium**
- 11 **River Liffey**
- 12 **Digital Hub**
- 13 **Christchurch**

## DESCRIPTION

A strategic site presenting a development opportunity suiting a wide variety of uses in a rapidly changing Dublin City centre location.

The site area extends to c.0.31 hectare (c.0.77 acres) currently comprising a motor showroom facility with ancillary offices and workshop, two storey office building and forecourt at 23/24 Parkgate Street together with two level car-park to the rear linking the property to 29 Parkgate Street which comprises a two-storey retail shop.

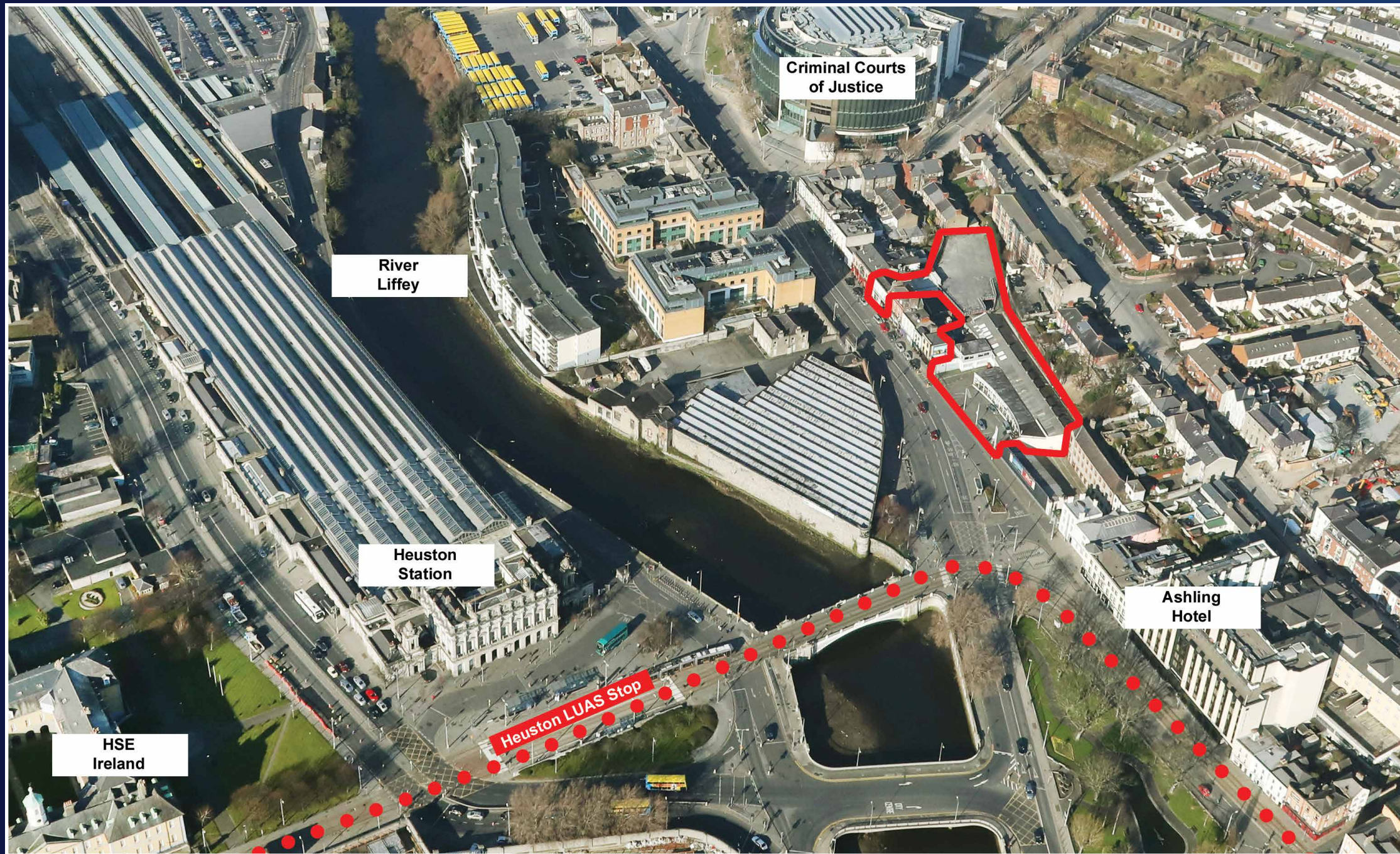
The motor showroom facility including the forecourt provides frontage of c.44.5m (144 feet) onto Parkgate Street with a second entrance and frontage of c. 10m (33 feet) at No. 29 Parkgate Street giving access to the rear car park which has capacity for in excess of 80 cars.



## KEY BENEFITS

- Prime City Centre Development Opportunity
- Approx. 0.77 acres / 0.31 ha.
- Zoned Z5 to suit Residential, Hotel, Office, Retail, Aparthotel, Student Accommodation etc. (spp)
- Excellent tourist attractions close by including Phoenix Park, Guinness Storehouse, Royal Hospital Kilmainham.
- Heuston Station located directly opposite the property
- Vacant possession available November 2022



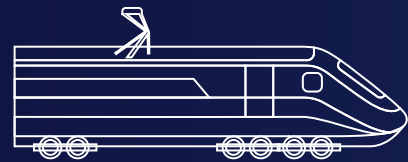


PHOENIX PARK



EIR HQ

## TRANSPORT LINKS



### RAIL & LUAS

Heuston Station and the LUAS Red Line Stop are located 2 minutes away granting access to all parts of the Country and Dublin City Centre.



### CAR

The area is easily accessed by car from all parts of Dublin with the M50 motorway only 20 minutes away



### DUBLIN BUS

There are over 11 public bus routes serving the immediate area of Parkgate Street and all are within a 10 minute walk.

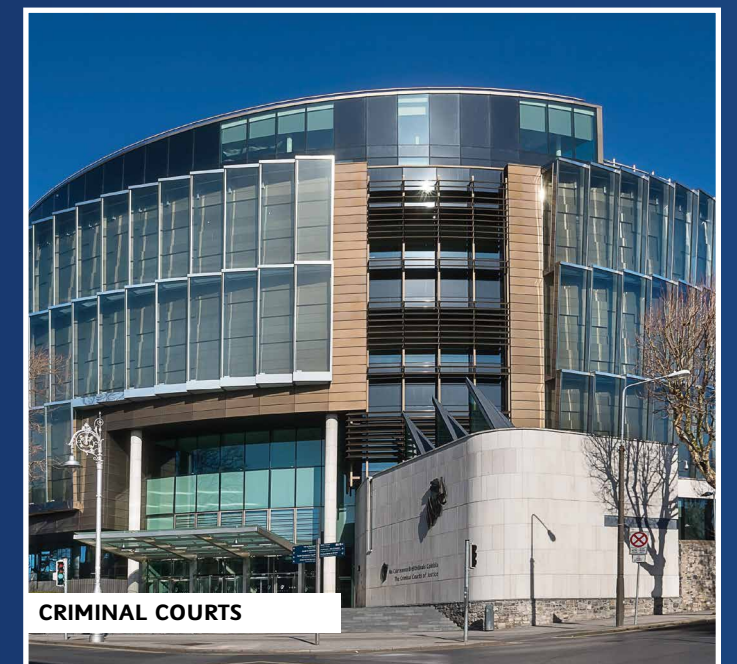


### BICYCLE

The Dublin Bike scheme boasts over 100 access points across the City with the nearest one just 2 minutes away.



ROYAL HOSPITAL KILMAINHAM GROUNDS



CRIMINAL COURTS

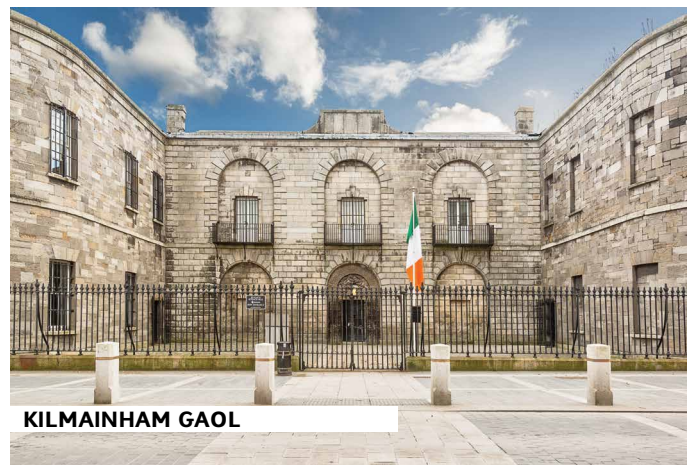




HEUSTON STATION



GUINNESS STOREHOUSE



KILMAINHAM GAOL

## ACCOMMODATION

Approx. Gross Internal Floor Areas:

23 / 24 PARKGATE STREET	Sq.m.	Sq.ft.
Ground Floor (Showroom & Workshop) - Westbrook Motors	1019.6	10,975
First Floor - Westbrook Motors	151.9	1,635
Office Building (2 Storey) - Vacant	116.1	1,250
<b>29 PARKGATE STREET</b>		
Ground Floor - Natural Bakery	120.8	1,300
First Floor - Vacant	75.7	815
<b>Total</b>	<b>1,484.1</b>	<b>15,975</b>

## FOR SALE

## 23 / 24 & 29 PARKGATE STREET DUBLIN 8

PRIME CITY CENTRE DEVELOPMENT SITE

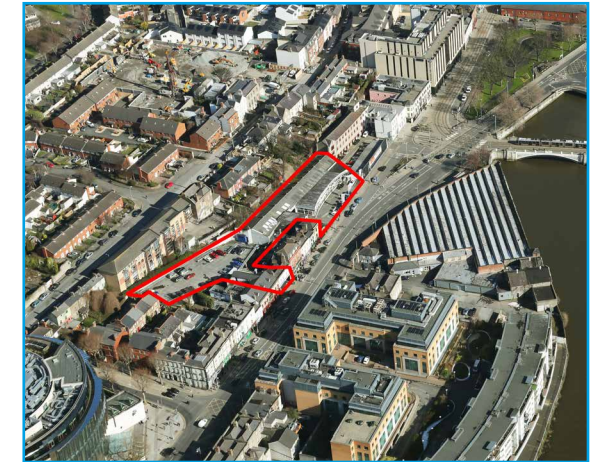
### TOWN PLANNING

The site is zoned Objective Z5 "City Centre" under the Dublin City Development Plan 2016 – 2022.

This zoning provides for a wide range of uses being permitted in principle including residential, hotel, aparthotel, retail, offices and motor showrooms to name but a few.

### SERVICES

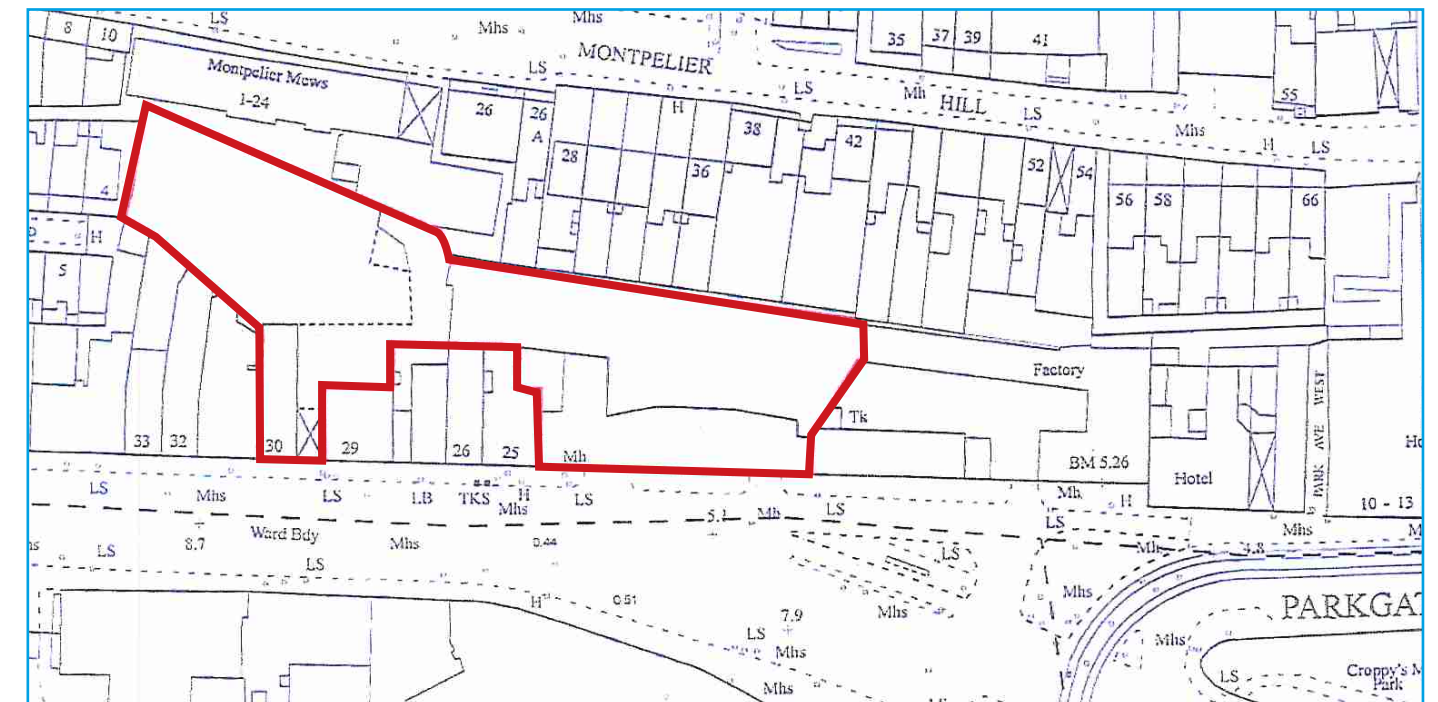
We understand that all mains services are available to the property. However, interested parties are advised to satisfy themselves as to the presence, adequacy and availability of all services.



### TENANCY SCHEDULE

Tenant	Lease	Parking Licence	Passing Rent
Westbrook Motors	10 years from 01.10.12	-	€40,000 per annum
Natural Bakery	10 years from 12.09.12 (DUE FOR REVIEW)	-	€27,500 per annum
First Ireland	-	12 months - 45 Spaces	€45,000 per annum
Transport Infrastructure Ireland	-	12 months - 30 Spaces	€30,000 per annum
Various	-	12 months - 8 Spaces	€11,400 per annum
<b>TOTAL GROSS INCOME</b>			<b>€153,900 per annum</b>
<b>TOTAL NET INCOME</b> (after car park operating expenses)			approx. <b>€105,000 per annum</b>

Tenants have signed renunciation of tenancy rights - vacant possession available October 2022

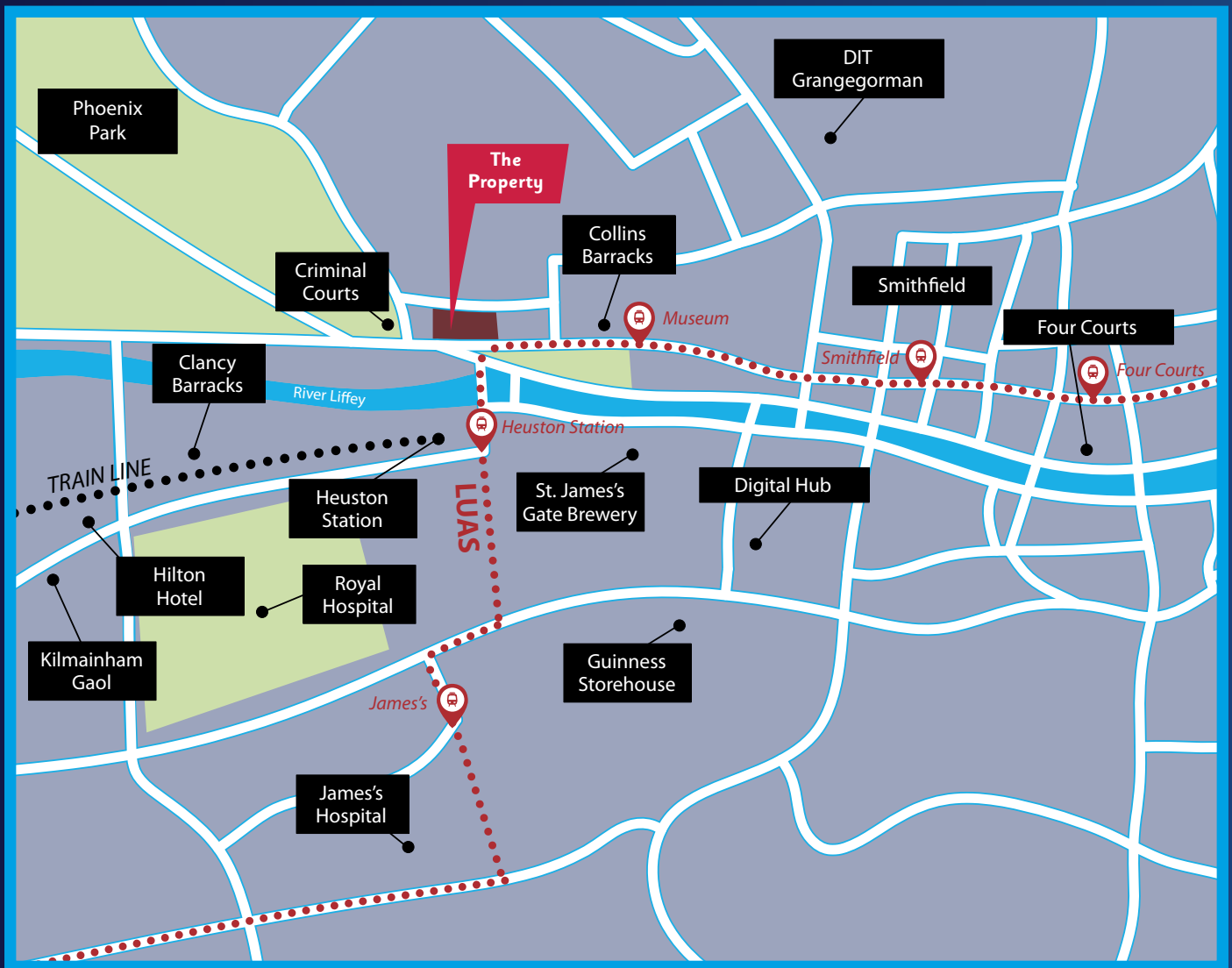




FOR SALE

# 23 / 24 & 29 PARKGATE STREET DUBLIN 8

PRIME CITY CENTRE DEVELOPMENT SITE



## SOLICITOR

Gerald Kelly Solicitors  
62-63 Lower Mounttown Road  
Dun Laoghaire, Co. Dublin

Gerald Kelly  
Tel: 01 230 0584

## TITLE

We understand the property is held Freehold.

## BER DETAILS

**BER B3 E1**

## Price:

On Application.

## Viewing:

Viewings strictly by appointment through Finnegan Menton.  
Contact Nicholas Corson [ncorson@finneganmenton.ie](mailto:ncorson@finneganmenton.ie) or  
Mark McCormack [mmccormack@finneganmenton.ie](mailto:mmccormack@finneganmenton.ie)



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Licence Number 001954

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