

FOR SALE

Residential Led Investment / Development Opportunity (S.P.P.)

49/50
RANELAGH ROAD,
DUBLIN 6

Tenant Not Affected





Residential Led Investment / Development Opportunity

Investment Summary

- Excellent Residential Investment Opportunity
- Extending to approximately 920 sq.m. (9,900 sq.ft.)
- Site area extending to approximately 0.095 hectares (0.235 acres)
- 16 vacant ensuite studios / guest rooms to rear (with potential to convert further existing ancillary accommodation)
- Part Hall and First Floor let to established Physiotherapy Clinic (Terms Agreed)
- Potential Future Development Opportunity (S.P.P.)
- Guide Price €3,750,000
- Tenant not affected.



Location

The subject property is situated in Ranelagh Village, Dublin 6. Ranelagh is a well-established retail and residential area situated on the south side of Dublin City. Ranelagh is bordered by Dublin City Centre to the north, Milltown and Dundrum to the south, Ballsbridge to the east and Harold's Cross to the west. 46% of the average age demographic in Ranelagh is between 16-34 years old, 18% above the national average.

The subject property is situated on the north-western side of Ranelagh village, on the northern side of Ranelagh Road between Mountpleasant Avenue and Charleston Road. Ranelagh Road, which is a busy main thoroughfare, starts at its intersection with Charlemont Street, south of the River Liffey, and runs through the entire Village until it intersects with Sandford Road to the south. Dublin City Council is the local authority for the area.



Luas

on doorstep



Dublin Bus

on doorstep



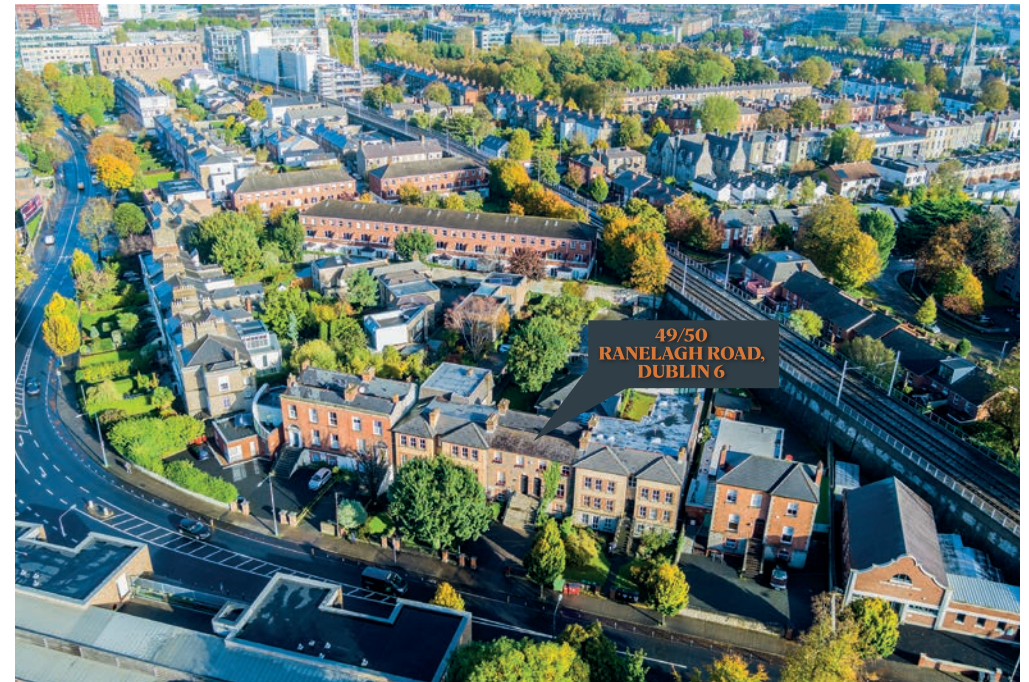
Dublin City Bikes

8 mins walk



City Centre

15 mins walk





St. Mary's College

Rathmines church

The Grand Canal

1 and 2 Charlemont Square

Clayton Hotel

Charlemont Exchange

Hilton Hotel

Charlemont Luas

Iveagh gardens

Deloitte

Arthur Cox

Zendesk

Dartmouth Square

Leinster Cricket Club

Mount Pleasant L.T.C

Ranelagh Multi Denominational School

Ranelagh Luas

SuperValu

49/50 RANELAGH ROAD, DUBLIN 6



Description

The subject property comprises a mock period style three storey building to the front together with a significant interconnected two storey extension to the rear extending to approximately 920 sq.m. (9,900 sq.ft.). The property is predominantly in residential use together with a physio practice on part hall and first floor.

The balance of the property is configured to provide for 16 ensuite studios (vacant) together with communal living, storage, dining and kitchen areas. In addition to this, there are several large rooms previously in use as treatment rooms and ancillary areas, which (subject to necessary consents and regulations) could be converted into additional residential accommodation, bringing the total no. of studios to approximately 20.

The rear ground and first floors are serviced via a passenger lift. Rear access to the property is provided via Orchard Lane.

There is car parking for 4-5 cars to the front with access directly from the main Ranelagh Road with extensive surface car parking for 6-8 cars to the rear. Total site area extending to approximately 0.095 hectares (0.235 acres).



Rear yard accessed from Orchard Lane



Tenancy Information

New lease terms agreed (at HoTs stage) with Physiotherapy Clinic. Details available upon request.

Schedule of Accommodation

Floor	Sq. m. (GIA)	Sq. ft. (GIA)
Lower Ground Floor	407	4,381
Hall Floor	411	4,424
Lower Ground Floor	102	1,098
Total	920	9,903

*All parties are advised to satisfy themselves as to accuracy of all floor / site areas.

Town Planning

The subject property is situated in an area zoned Z2 -" To protect and/ or improve the amenities of residential conservation areas" under the Dublin City Development Plan 2016 - 2022.

The existing buildings are not listed as protected structures according to Record of Protected Structures.

Permissible Uses

Buildings for the health, safety and welfare of the public, childcare facility, embassy residential, home-based economic activity, medical and related consultants, open space, public service installation, residential.

Open for Consideration Uses

Bed and breakfast, community facility, cultural / recreational building and uses, education, live-work units, place of public worship, restaurant, veterinary surgery.

Title

Long-Leasehold.

Guide Price

€3,750,000 ex VAT.

VAT

Please refer to the agent.

BER



BER Number: 800762098

EPI: 881.43 kWh/m²/yr 1.18

Solicitor

Michael Lynam

OBL Solicitors

15 Upper Fitzwilliam Street,

Dublin 2

T: +353 (0) 1 678 7446

E: michael@obl.ie

Viewing

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisers.

Agents Details

QRE Real Estate Advisers

Bryan Garry

MRICS MSCSI

Director

E: bryan.garry@qre.ie

M: +353 (0) 83 391 8649

Harry Byrne

BSc. Hons

Surveyor

E: harry.byrne@qre.ie

M: +353 (0) 86 855 6927

qre.ie



PSRA Registration No. 003587

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.