



FOR SALE BY ONLINE AUCTION - DECEMBER 10TH

134 JAMES STREET, DUBLIN 8

DEVELOPMENT OPPORTUNITY

F.P.P. for 20-bedroom Hotel or potential for
alternative 16 bedroom Apartment scheme (S.P.P.)



“Rare development opportunity to acquire an infill site in Dublin 8”

EXECUTIVE SUMMARY

Prime Dublin 8 Development Opportunity (S.P.P.)

Planning permission (Ref: 2410/20) for a boutique 20-bedroom hotel

Feasibility study showing potential for an alternative development comprising 16 apartments and an ancillary commercial unit

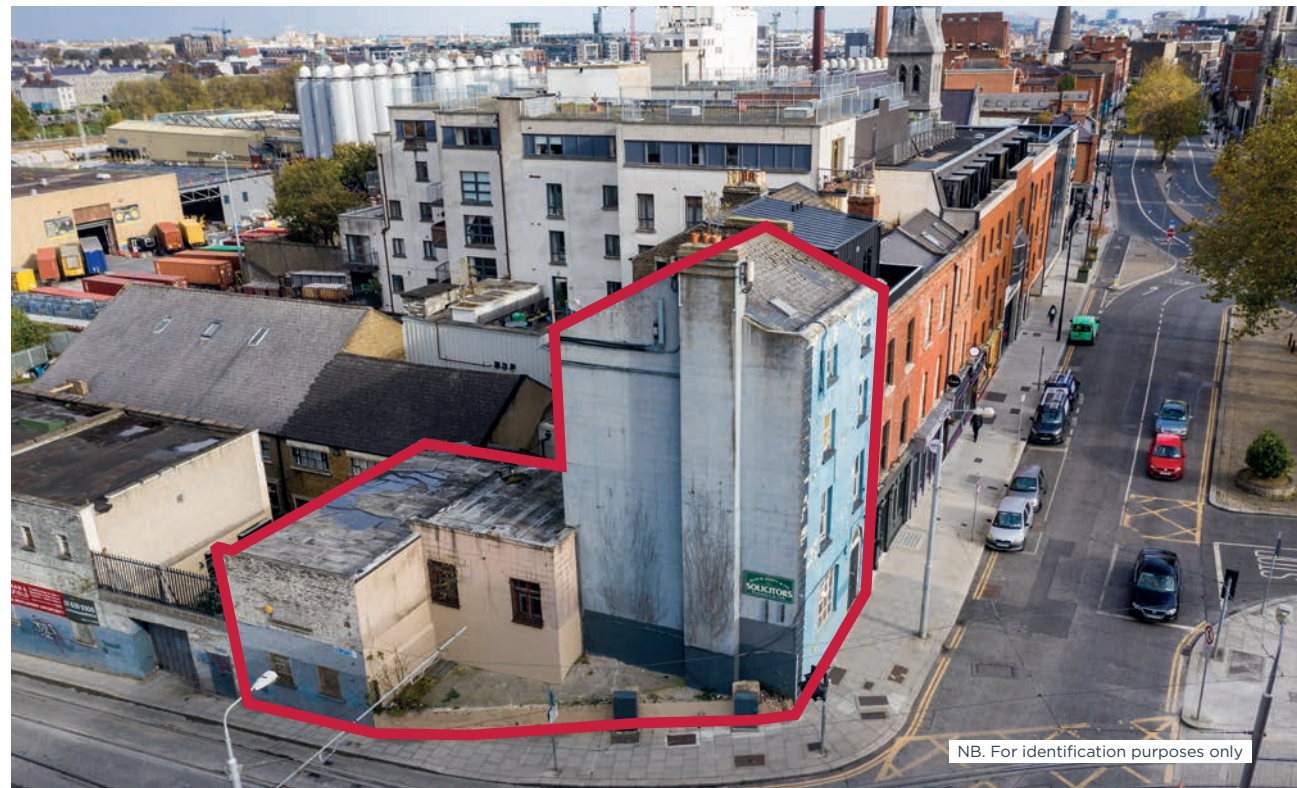
Pivotal corner location

Surrounding area undergoing significant urban regeneration

Existing buildings extending to approx. 484.92 sq.m. (5,220 sq.ft.) GIA

Site area extending to approx. 0.0268 hectares 0.066 acres

AMV €750,000.



LOCATION

The subject property is located on the corner of Steeven's Lane and James Street, opposite the entrance to St. Patrick's Hospital. The Luas (Red) line runs directly outside the western elevation on Steeven's Lane with the James's Street stop situated in close proximity to the southwest. Heuston Station is located 300m to the north. The site is bounded to the east by the recently renovated 133 James Street and wider Guinness brewery lands to the north and northwest.

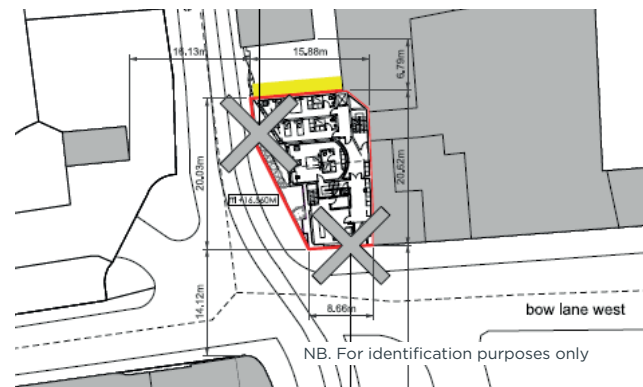
DESCRIPTION

The property comprises a two-bay, four-storey over basement mid-eighteenth-century house most recently in use as music rehearsal studios. The building has a two-storey nineteenth-century return which was originally a separate structure and a later two-storey flat roof modern extension. Although much altered internally, the building retains a number of architectural features including the staircase, sections of cornice and joinery. There is a right of way to the rear of the return over the adjoining site and onto Steeven's Lane. Situated in a prominent end of terrace position, the subject property and site extends to approximately 0.0268 hectares (0.066 acres). The existing building (incorporating rear extension) extends to approximately 484.92 sq.m. (5,220 sq.ft.) GIA.

SCHEDULE OF ACCOMMODATION

Floor	Sq.m. (GIA)	Sq.ft.
Lower Ground	7.22	78
Ground	196.40	2,114
First	157.00	1,690
Second	61.70	664
Third	62.60	674
Total	484.92	5,220

*All parties are advised to satisfy themselves as to the accuracy of all measurements.



LAND USE ZONING

The subject property is zoned Z4 District Centres 'To provide for and improve mixed-services facilities' in the Dublin City Development Plan (2016 - 2022).

PLANNING

The subject property has the benefit of planning permission for a 20-bedroom hotel. (Ref: 2410/20);

'Permission is sought for the redevelopment, conservation, refurbishment and change of use of No. 134 James's Street, Dublin 8, D08 v6H (Protected Structure) to provide a 20-bedroom hotel.'

A full planning pack is available upon request.

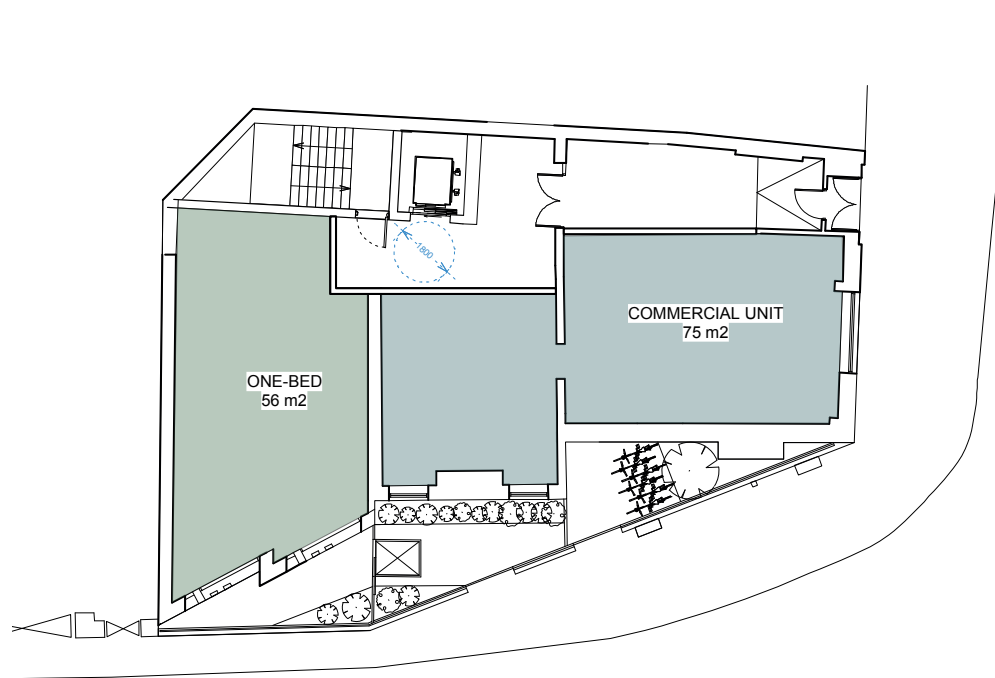


FEASIBILITY REPORT

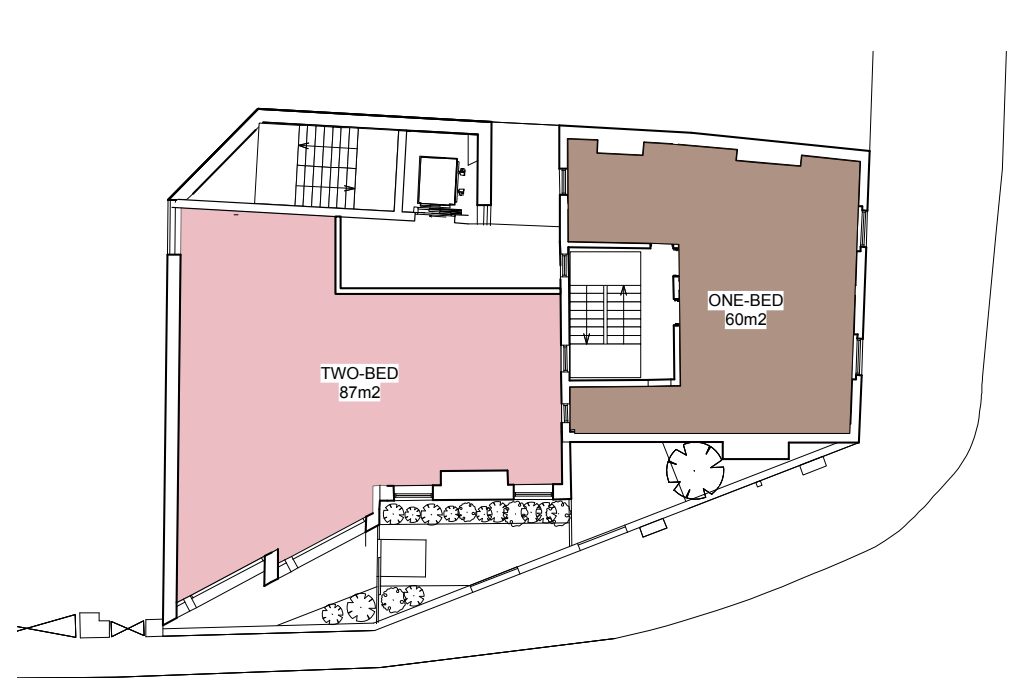
Following an assessment of the subject site, Hughes Planning & Development Consultants consider that there is capacity for the development of a Build-to-Rent block at the subject site. Development at this site must seek to protect the character of the area and reflect a style of development that preserves the immediate environs. Lawrence and Long Architects have prepared a development option to accompany this feasibility study. The accompanying drawings prepared by Lawrence and Long Architects outline a proposed Build-to-Rent scheme which provides for 16 no. apartments (15 no. 1-bed and 1 no. 2-bed) over six floors with an ancillary commercial unit at ground floor level (75 sq.m.). A copy of the feasibility report and alternative scheme is available upon request.

Unit Type	Area	Quantity
Commercial Unit	75 sq.m.	1
1 Bed	56 sq.m.	1
2 Bed	87 sq.m.	1
1 Bed	60 sq.m.	5
1 Bed	48 sq.m.	4
1 Bed	45 sq.m.	4
1 Bed	48 sq.m.	1
	Total	16 + Commercial

ALTERNATIVE APARTMENT SCHEME - PROPOSED FLOOR PLANS

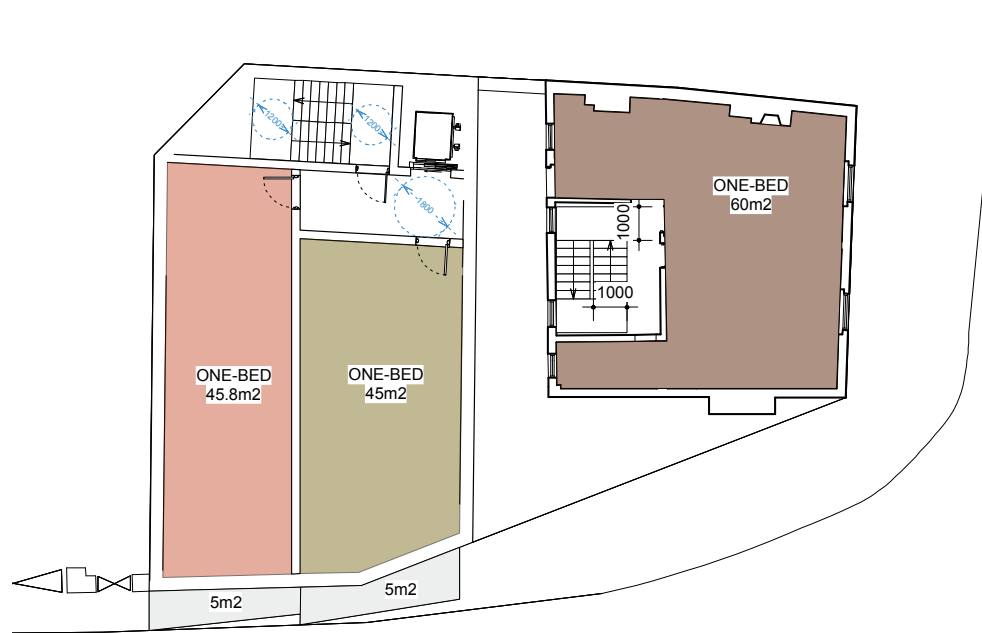


Ground Floor

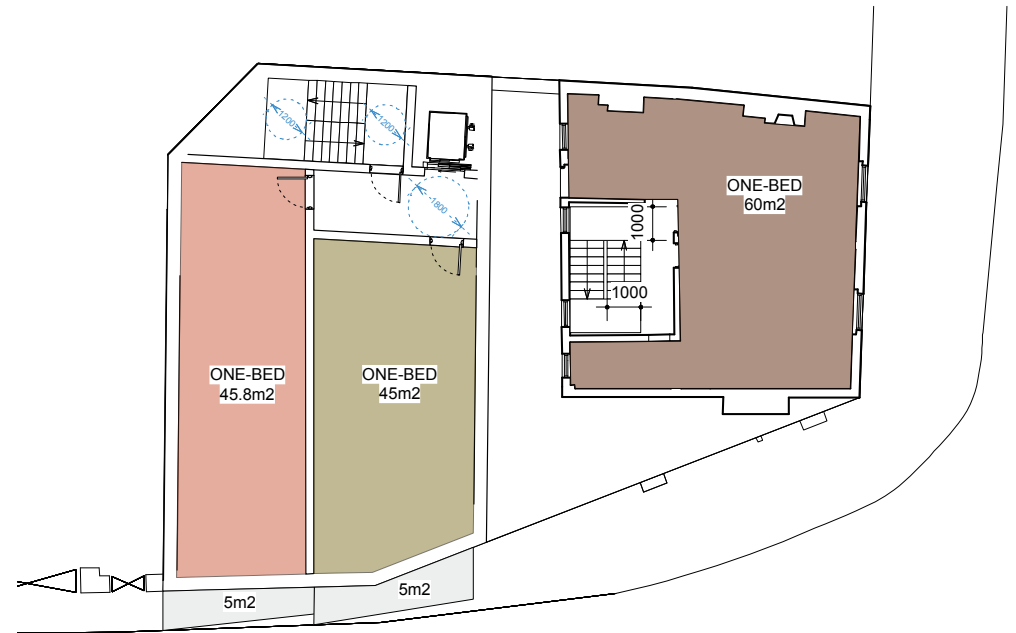


First Floor

ALTERNATIVE APARTMENT SCHEME - PROPOSED FLOOR PLANS



Second Floor

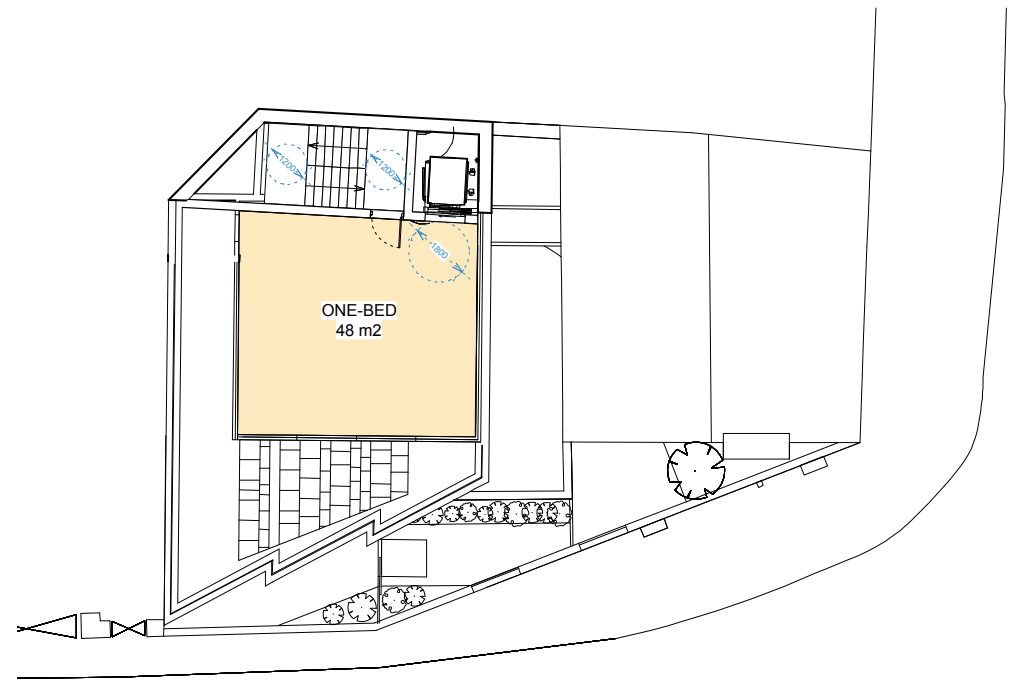


Third Floor

ALTERNATIVE APARTMENT SCHEME - PROPOSED FLOOR PLANS



Fourth Floor



Fifth Floor

TITLE

Freehold (Folio DN200398F).

ONLINE AUCTION

DATE & TIME: Friday 10th December at 2pm.

Pre-registration required.

Contact QRE for further information.

AMV

€750,000.

VAT

Please refer to agent.

BER



The building is listed as a protected structure (RPS no. 4056).

VIEWINGS

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

SOLICITOR

Romaine Scally & Co.

Main Street, Tallaght, Dublin 24, D24 X3DK

Contact: **Ms. Romaine Scally**

E: legal@scally.ie

AGENT DETAILS

QRE Real Estate Advisers

Bryan Garry

MRICS MSCSI

E: bryan.garry@qre.ie

M: +353 (0) 83 3918 649

qre.ie



PSRA Registration No. 003587

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