

FOR SALE

237-239
Richmond Road &
1A Convent Avenue,
Fairview,
Dublin 3

Vacant Warehouse /
Residential Development
Opportunity S.P.P



CONVENT AVENUE

ACCESS VIA CONVENT AVENUE

RICHMOND ROAD

SUMMARY

- Vacant Possession
- 2 self-contained warehouses for sale in one lot
- Total site area approximately 0.3 acres

- Total floor area approx. 1,281 sq.m. (13,788 sq.ft.)
- Guide Price €950,000
- Potential for future residential development (SPP).



LOCATION

237-239 Richmond Road is situated on the northern side of Richmond Road, approximately 450m north of Croke Park Stadium.

1A Convent Avenue is accessed via a laneway off Convent Avenue, on the north side of Richmond Road.

The subject properties within walking distance to Fairview Park and Clontarf. Dublin City University is approximately 1.5km from the property, and the IFSC is approximately 1.75km to the south.



1.5km from
Dublin City Centre



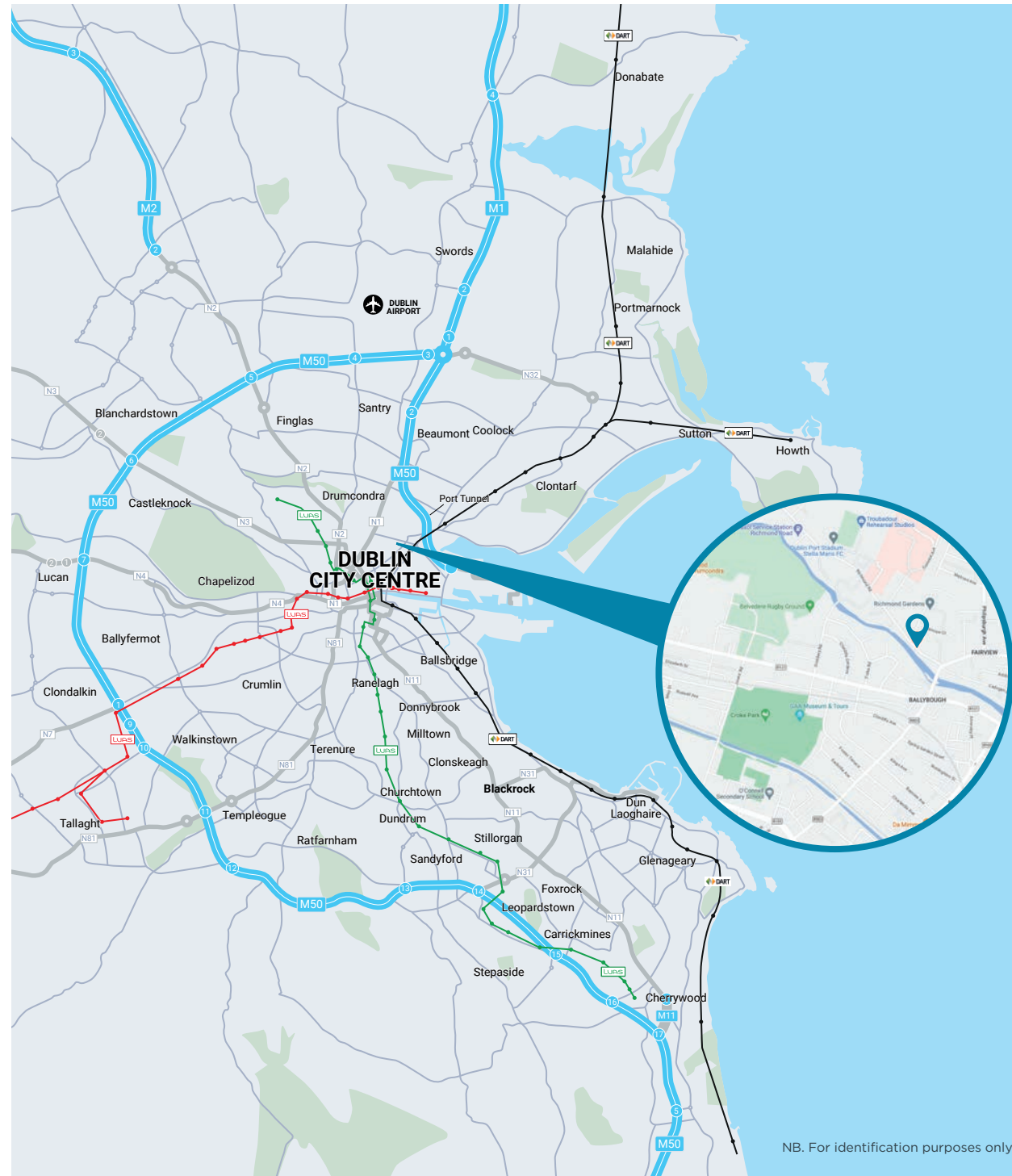
500m from
Croke Park Stadium



1.5km to
Dublin City University



14 mins to
Dublin Airport



237-239 RICHMOND ROAD

- Detached single storey warehouse
- Concrete block construction
- Single skin asbestos roof incorporating translucent panels
- Mezzanine office area
- 2 x WC's
- Clear internal height of approx. 4.42 metres.

1A CONVENT AVENUE

- Detached two storey building
- Industrial use at ground level and former studio space / ancillary storage at first floor level
- Yard to the front which can accommodate approx. 10 cars
- Concrete block construction
- Pitched metal deck roof incorporating translucent panels
- Ground floor ceiling height of approx. 2.7 metres
- Access to the ground floor via a roller shutter and the first floor is accessed independently.

ACCOMMODATION SCHEDULE

PROPERTY	FLOOR	AREA (SQ.M.)	AREA (SQ.FT.)
237-239 Richmond Road	Ground	305	3,282
1A Convent Avenue	Ground	488	5,253
	First	488	5,253
Total Approx.		1,281	13,788

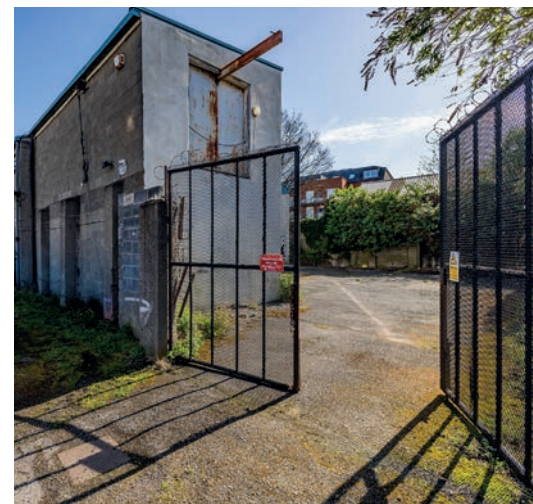
*Measurements are on a Gross External Area basis.

ZONING

The properties are Zoned Z10 in the Dublin City Development Plan 2022-2028. The focus will be on delivering a mix of residential and commercial uses and there will be a requirement that a maximum of 70% of a Z10 zoned site can be given to one particular use, with the remaining portion of the site (30% or greater) to be given over to another use or uses (e.g. residential or office/employment).

The primary uses supported in this zone are residential, office and retail with ancillary uses also facilitated where they deliver on the overall zoning objective.





TITLE

Please refer to the legal pack via OFFR.

GUIDE PRICE

Excess €950,000 exclusive of VAT.

BER



BER Number: 800838609

Energy Performance Indicator: 546.38 kWh/m²/yr. 3.78

VAT

Please refer to agent.

SOLICITOR

A&L Goodbody

VIEWING

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

AGENTS DETAILS

For further information please contact:

Harry Byrne

Surveyor

E: harry.byrne@qre.ie

M: +353 (0) 86 8556 927

Jonathan Donnelly

Surveyor

E: jonathan.donnelly@qre.ie

M: +353 (0) 87 7018812

Bryan Garry

Director

E: bryan.garry@qre.ie

M: +353 (0) 83 3918 649

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.