

# 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

Leinster Cricket Club

The Grand Canal

Mount Pleasant L.T.C

Ranelagh Multi Denominational School

Ranelagh Luas

SuperValu

1 and 2 Charlemont Square

Clayton Hotel

Charlemont Exchange

Hilton Hotel

Charlemont Luas

LUAS Green line

49/50 RANELAGH ROAD, DUBLIN 6

Iveagh gardens

Deloitte

Arthur Cox

Zendesk

Dartmouth Square

NB. For identification purposes only

## 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
<b>Total</b>	<b>920</b>	<b>9,903</b>

\*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.

### Existing Planning

We are advised that planning was granted by An Bord Pleanala for a 21 bedroom guest house. Ref 2726/96.

## Title

Long-Leasehold.

## Guide Price

€3,750,000 ex VAT.

## VAT

Please refer to the agent.

## BER



BER Number: 800762098

EPI: 881.43 kWh/m<sup>2</sup>/yr 1.18

## Solicitor

Michael Lynam

OBL Solicitors

15 Upper Fitzwilliam Street,

Dublin 2

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## Viewing

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

## Agents Details

### QRE Real Estate Advisers

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MRICS MSCSI

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PSRA Registration No. 003587

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