



FOR SALE BY ONLINE AUCTION

**26 HARCOURT STREET,
DUBLIN 2**



EXECUTIVE SUMMARY

Prime location in Dublin 2

Extending to approximately 361.6 sq.m.
(3,892 sq.ft.)

Vacant possession Georgian

Existing educational use

Suitable for a variety of uses S.P.P.

Excellent asset management opportunity.

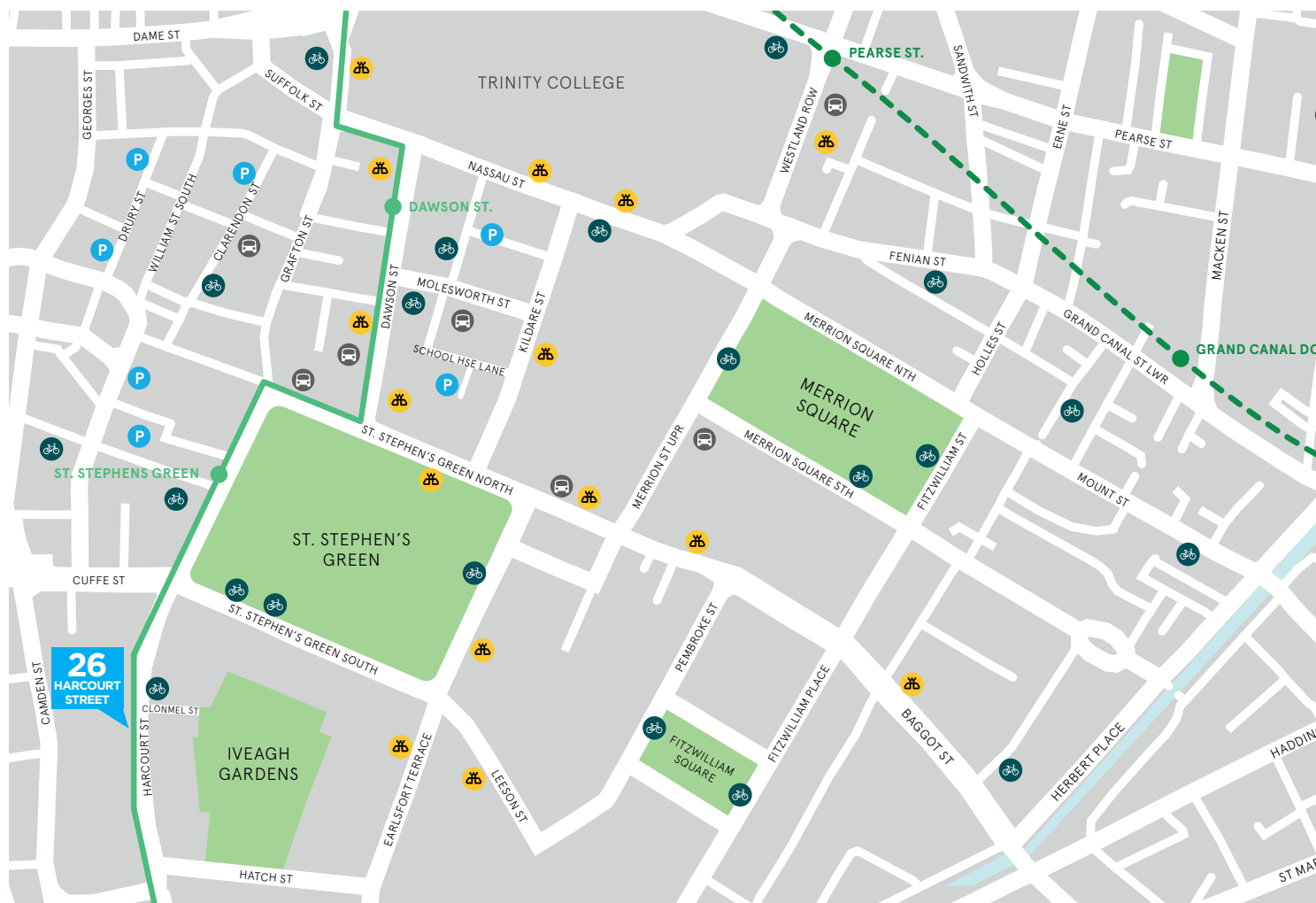


LOCATION

No. 26 Harcourt Street is situated on the West side of Harcourt Street, the property is situated in one of Dublin's most prestigious and well-regarded locations in Dublin's CBD, 250 metres from St Stephen's Green. The immediate area surrounding the property comprises of mainly office use with some residential, restaurant and café uses. Prominent office occupiers in the immediate area include KPMG, Kennedy Wilson, Byrne Wallace LLP, Horizon, EY and Mazars to name but a few.

The property is highly accessible. St Stephen's Green and Harcourt Luas stops are both 350m from the property. DART and mainline rail can be accessed at Pearse Street is an approx. 23-minute walk.

Both the QBC (Quality Bus Corridor) and Aircoach stops are located within a 9-minute walk of the property on St Stephen's Green. A Dublin Bike station is on the doorstep of 1 Clonmel Street.



DESCRIPTION

26 Harcourt Street is an impressive period building which will suit either investors or owner occupiers. This mid-terrace building is a 4 storey over basement property which extends to approximately 361.6 sq.m. (3,892 sq.ft.). Net Internal Area. The building was previously in use as a language school, with the planning permission ref no: 4013/09 allowing for same. The property is suitable for a variety of uses subject to planning permission.

The property requires refurbishment throughout. Internally, the property comprises of front and rear rooms on the upper floors, with ground floor reception. The property also benefits from an external rear fire escape into the rear yard. The ground and first floor benefit from an extension to the rear which comprises kitchen and shower facilities. Internal specification includes, plastered and painted walls, fluorescent strip lighting, perimeter trunking and carpet/linoleum floor covering.

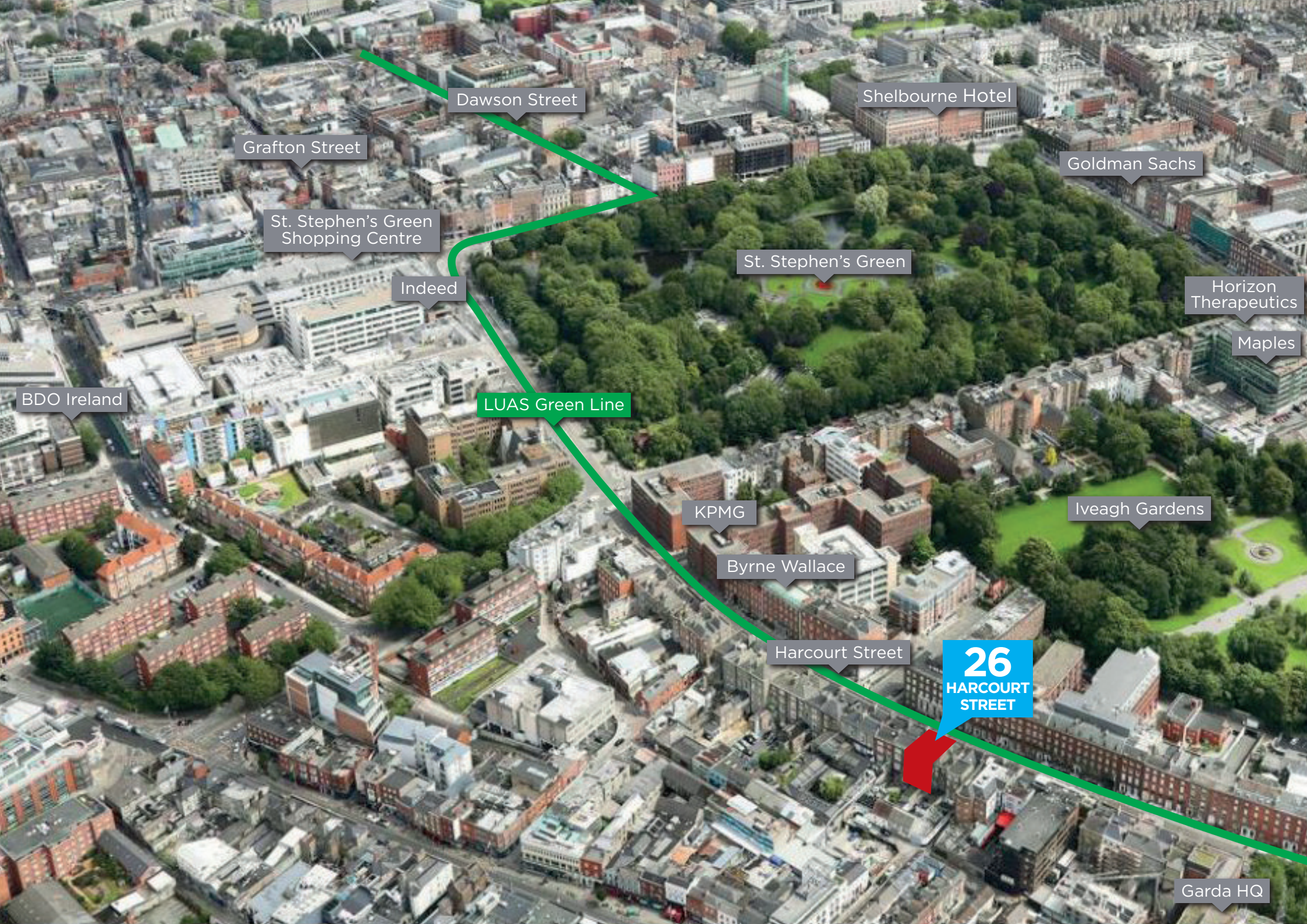


ACCOMMODATION SCHEDULE

AREA	NIA sq.m.	NIA sq.ft.
BASEMENT	82.27	886
GROUND FLOOR	76.19	820
FIRST FLOOR	72.76	783
SECOND FLOOR	65.46	705
THIRD FLOOR	64.92	699
TOTAL	361.6	3,892

• All parties are to satisfy themselves as to the accuracy of any measurements provided.





Dawson Street

Grafton Street

St. Stephen's Green Shopping Centre

Indeed

BDO Ireland

LUAS Green Line

KPMG

Byrne Wallace

Harcourt Street

Shelbourne Hotel

Goldman Sachs

St. Stephen's Green

Horizon Therapeutics

Maples

Iveagh Gardens

26
HARCOURT STREET

Garda HQ



1



2



3



4



5



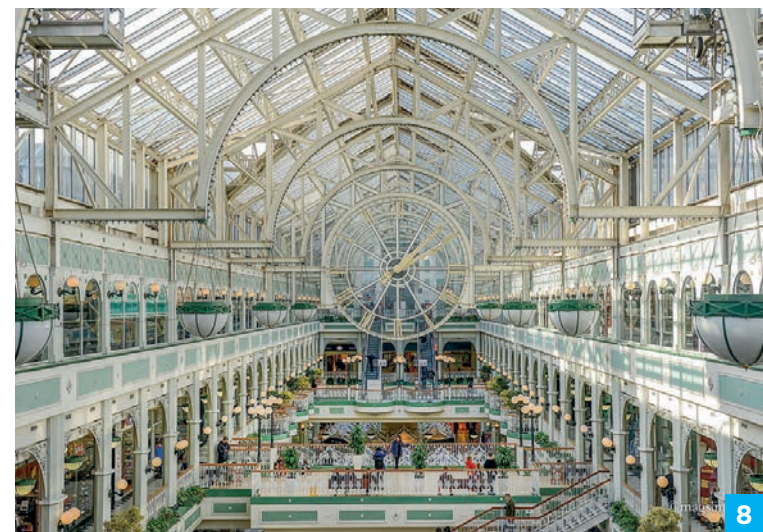
6

LOCAL AMENITIES

- 1 Grafton Street
- 2 LUAS Green Line
- 3 Sophie's Restaurant, Harcourt Street
- 4 St. Stephen's Green
- 5 The Ivy, Dawson Street
- 6 St. Stephen's Green
- 7 Iveagh Gardens
- 8 St. Stephen's Green Shopping Centre



7



8

TENURE

Long Leasehold.

GUIDE PRICE

€1,350,000.

VAT

Transfer of business.

BER

BER EXEMPT

VIEWINGS

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

AGENT DETAILS

For further information please contact:

QRE Real Estate Advisers

Brian Kelly

BSc Hons

E: brian.kelly@qre.ie

M: +353 (0) 87 3374 933

Bryan Garry

MRICS MSCSI

E: bryan.garry@qre.ie

M: +353 (0) 83 391 8649

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.