

AGAR

ONE OF DUBLIN'S MOST HIGH PROFILE TRADING
SITES IN THE HEART OF
DUBLIN 4.

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

69 – 71 MOREHAMPTON ROAD
DONNYBROOK, DUBLIN 4
[Formerly AIB Branch]



■ INDUSTRIAL ■ OFFICE ■ **RETAIL** ■ INVESTMENT
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

TO LET

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AGAR
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- Superb corner trading pitch forming the junctions of Morehampton Road, Marlborough Road and Herbert Park.
- 2 Storey building with rear open air courtyard and rear pedestrian access of in total c 400 Sq. Metres [c 4,308 Sq. Ft.].
- Ideally suit a wide range of potential food and beverage or retail users, with self-contained overhead offices or medical uses. (Subject to planning permission).
- Approximately 17.5 M. frontage to Morehampton Road.

■ LOCATION:

Located in Donnybrook Village, one of Dublin's most affluent addresses and enjoys a significant catchment area. The Village is home to numerous bars, cafes and restaurants.

The property comprises an attractive 2 storey limestone building and comprises a large open plan ground floor space, together with self-contained access to the first floor accommodation.

■ ACCOMODATION:

	GIA
Ground Floor	c 283 Sq. M. [3,046 Sq. Ft.]
First Floor	c 117 Sq. M. [1,262 Sq. Ft.]
Total	c 400 Sq.M [4,308 Sq. Ft.]

■ SPECIFICATION:

The property will be offered in a grey shell condition, ready to receive tenants fit out, with all services available. Subject to Planning Permission it is proposed to create a full glazed screening with 3 new opes to the frontage of the property, together with 3 new entrance doorways. [see photo image over].

■ TERMS:

Available under the terms of a new long term full repairing lease, subject to 5 yearly open market reviews. Proposed tenant liable for the payment of all Local Authority Rates and Landlords Insurance.

■ RENT:

On Application

■ ZONING:

The building is zoned Z4 to provide for and improve mixed-services facilities as set out in the Draft Development Plan 2022-2028. The full list of permissible uses is as follows: "Amusement/leisure complex, assisted living/retirement home, bed and breakfast, buildings for health, safety and welfare of the public, café/tearoom, car park, car trading, childcare facility, civic offices, community facility, cultural/recreational building and uses, craft centre / craft shop, delicatessen, education, embassy office, enterprise centre, financial institution, garden centre / plant nursery, guesthouse, halting site, home based economic activity, hostel (tourist), hotel, industry (light), live-work units, media-associated uses, medical and related consultants, mobility hub, motor sales showroom, office, off-licence, off-licence (part), open space, park and ride facility, petrol station, place of public worship, primary health centre, public house, public service installation, recycling facility, residential, restaurant, science and technology-based industry, shop (district), shop (local), shop (neighbourhood), sports facility, take-away, training centre, veterinary surgery".

■ BER:

E1. BER No: 800344061.

■ VIEWING: To view or for further information contact Ben Pearson bpearson@agar.ie 01 2137777.

VIEWING STRICTLY BY APPOINTMENT

