

35/36 Abbey Street Upper & 1-8 Abbey Cottages Dublin 1



FOR SALE BY PRIVATE TREATY

Prime mixed use development site extending to approximately 0.05 ha. (0.12 acres)

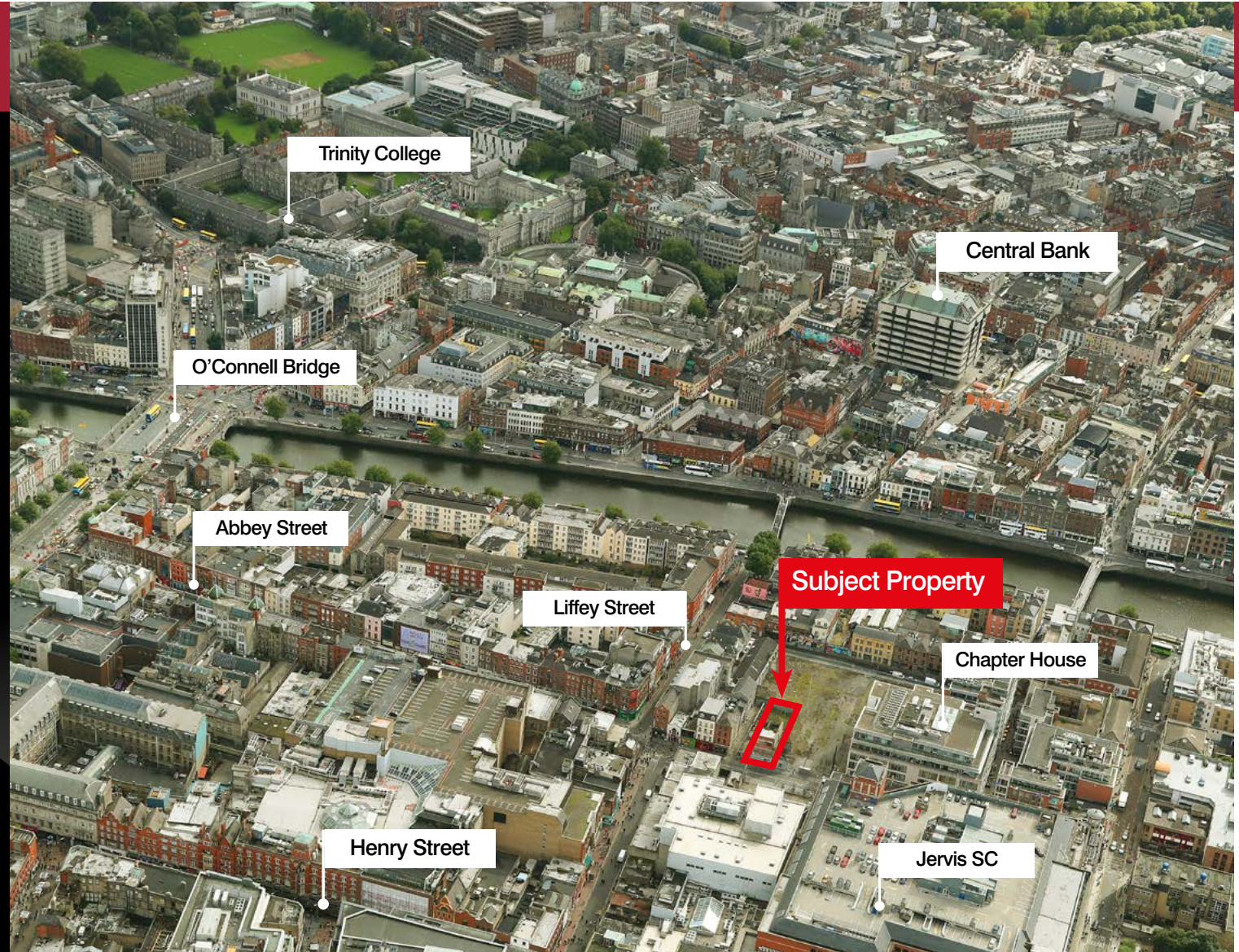
Approximately 150 metres from Henry Street

LUAS Red Line Jervis Street stop located 35 metres to the west

Adjacent Jervis Shopping Centre, Millennium Walkway and Chapter House

Zoned Z5 - City Centre (Mixed Use)

Previously granted planning for a mixed use development of 3,570 sq.m (38,427 sq.ft)



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Dublin 1

Details

- Brownfield development site extending to approximately 0.05 ha. (0.12 acres)
- Occupied by a three storey former commercial building
- 14 metres frontage to Abbey Street and 35 metres to Abbey Cottages
- Opportunity to provide mixed use development in an already established retail and office area in Dublin City
- Excellent transport links include LUAS, DART and bus services, all located within walking distance
- Retail occupiers in the vicinity include Insomnia, Smyths, Spar, Jervis Shopping Centre (Forever 21, Marks & Spencer, Tesco, New Look), KOH, Cactus Jacks and the National Leprechaun Museum
- Surrounding office employers include ECM College, Garda Ombudsman, Public Appointments Service and AXA
- Zoned Z5 - City Centre (Mixed Use) under the Dublin City Development Plan 2011 - 2017

Town Planning

- The site is Zoned Z5 - City Centre (Mixed Use) under the Dublin City Development Plan 2011 - 2017
- The Z5 Zoning aims to "To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity".
- Further details on the zoning objective are available [here](#)
- The Dublin City Development Plan 2016 - 2022 is due to come into effect in November 2016
- Further details on the draft Dublin City Development Plan 2016 - 2022 are available [here](#)

Planning Permission

- Dublin City Council previously granted planning permission in August 2008 (Reference No: 3363/08) for the construction of a 7 storey mixed use building over two basement levels.
- The total gross floor area of the proposed building was 3,570 sq.m (38,427 sq.ft)
- This planning permission has now expired. Further details can be viewed [here](#)

Title

Freehold

Viewing

Strictly by appointment with Bannon

Solicitor

Garrett O'Reilly
Young & O'Reilly
1-2 Lower Leeson Street
Dublin 2
Tel: 01 671 2773

Asset Managers

Currently managed by:



Viewing

Strictly by appointment with Bannon

OS map

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