

# FOR SALE

(By Private treaty)



## No. 6 Lower Mount Street

Dublin 2

**BER** Exempt

## Description

No. 6 Lower Mount Street is a mid-terrace 5 storey over basement Georgian building which extends to approx. 275.3 sq.m. (2,963 sq.ft.) NIA.

The Georgian property, while in need of additional refurbishment, is being offered for sale with the benefit of full vacant possession.

The building retains many of its period features, which contribute to its charm and character such as marble fireplaces, original cornicing and staircases with sliding sash windows.

## Property Highlights

- Excellent opportunity to acquire a prime office property located in a prominent position on Lower Mount Street, Dublin 2.
- Mid-terraced 5-storey over basement Georgian building which extends to approx. 275.3 sq.m. (2,963 sq.ft.) NIA.
- Excellent location within Dublin's Historic Georgian Quarter and in close proximity to Merrion Square, Fitzwilliam Square, Wilton Park, and St. Stephen's Green.
- Located adjacent to the newly open Leinster Hotel, The Merrion Hotel, The Mont Hotel and The Davenport Hotel.
- Excellent connectivity to all modes of public transport.
- Planning application applied for change of use of 5 floors (Ground to 4th floor) from office use to hotel with 9 No. bedrooms. Basement floor to remain as printshop.
- Guiding Price €1.1 million exclusive.

## Town Planning

The property is zoned Z8 under Development Plan 2022-2028. Planning application (Ref 3644/24) applied for change of use of 5 floors (Ground to 4th floor) from office use to hotel with 9 No. bedrooms. Basement floor to remain as printshop. Application refused by Dublin City Council and appealed to An Bord Pleanála (PL29S.320242).

**Title:** We understand that the building title is freehold.

**BER Ratings:** 

**Guide Price:** €1.1 million exclusive.

## Viewing:

Strictly by appointment with the sole agent Knight Frank.

## Location & Amenities

No. 6 Lower Mount Street is located between Holles Street and Grattan Street, less than 50m northeast of Merrion Square. This area is one of Dublin's most prestigious and established locations.

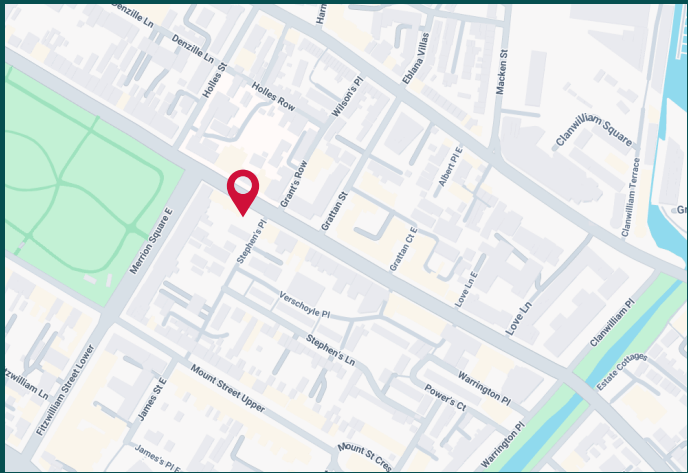
Merrion Square offers an attractive public realm, weekly lunch markets and a host of Arts and Cultural events throughout the year. The location is also home to many prominent occupiers, including Addleshaw Goddard, BDO, ESB, Government Buildings, HSE, SMBC, Royal Institute of Architects, Stripe and The National Maternity Hospital.


## Accommodation

The below are approximate net internal areas.

Floor	Sq. M	Sq.ft
Basement	51.1	550
Ground Floor	49.8	536
First Floor	44.3	477
Second Floor	43.7	470
Third Floor	43.9	473
Fourth Floor	42.5	457
Total NIA	275.3	2963

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.



 6 Lower Mount Street

Map Data © 2024 Google



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