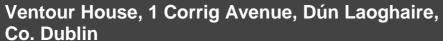
For Sale by Private Treaty/To Let





Subject to Lease & Contract/Lease & Contract Denied



For Sale by Private Treaty with Full Vacant Possession (lease option also available)

- An impressive detached, three-storey period property building retaining many original features including fireplaces, traditional sash windows and ornate stained glass pieces which contribute to its unique character
- Superb location (opposite the Garda Station on Corrig Avenue) within short walking distance to the centre of Dún Laoghaire, the DART station and numerous Dublin Bus routes

Accommodation:	
	Sq M
Lower Ground Floor	108.32
Hall Floor	107.12
First Floor	98.29
First Return	11.06
Ladies & Gents	
Toilets	
Total Net Floor Area	324.79
	(3,496 sq ft)

Price	€1.5 million (exclusive)
Title	We understand the property is held freehold
Zoning	Objective A – 'protect and improve residential amenity'
Lease Terms	New flexible lease terms available
Quoting Rent:	€120,000 per annum (including parking)
Estimate Service Charge	Not Applicable
Local Authority Rates	To be confirmed
BER Rating	Not Applicable (protected structure)

For further details please contact:

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