



29

MERRION
SQUARE

FOR SALE BY PRIVATE TREATY
29 MERRION SQUARE AND HOLLES PLACE MEWS,
DUBLIN 2

DESCRIPTION

29 MERRION SQUARE

29 MERRION SQUARE PRESENTS AN ELEGANT, MID-TERRACE GEORGIAN HQ COMPRISING 4 STOREYS OVER BASEMENT OF APPROXIMATELY 443 SQ M (4,768 SQ FT) NET INTERNAL AREA WITH PROMINENT PROFILE ON THE NORTHERN TERRACE AND OVERLOOKING THE HISTORIC MERRION SQUARE GARDENS.

The building is recently restored to a high standard and presents in excellent condition for office use whilst maintaining many of its original Georgian features including beautifully detailed corncicing and plasterwork, original fireplaces, sash windows and joinery. A bright and inviting entrance hall leads to 2no. large rooms of grand proportions on both the ground and first floors with various open plan and smaller-sized rooms across the basement and upper floors. The property is vacant and ready for immediate occupation and parking can be secured by way of license agreement in the adjacent car park.

HOLLES PLACE MEWS

HOLLES PLACE MEWS (LOCATED TO THE REAR OF NO 29) IS ACCESSED OFF HOLLES PLACE AND COMPRISES A 2 STOREY, SELF-CONTAINED PROPERTY OF APPROXIMATELY 147 SQ M (1,582 SQ FT) NET INTERNAL AREA WITH 1 PARKING SPACE TO THE FRONT.

The property is currently occupied and in office use and fitted to provide predominantly open plan office/studio space, meeting room, reception, WCs and kitchenette facility. The accommodation is bright and welcoming with unique vaulted stores to the rear.

The property is currently let to 'Workgroup' on a 10-year lease from 15th May 2017 and producing a current rent of €30,500 per annum. The tenant has a break option at the expiration of the fifth-year subject to 6 months prior notice.



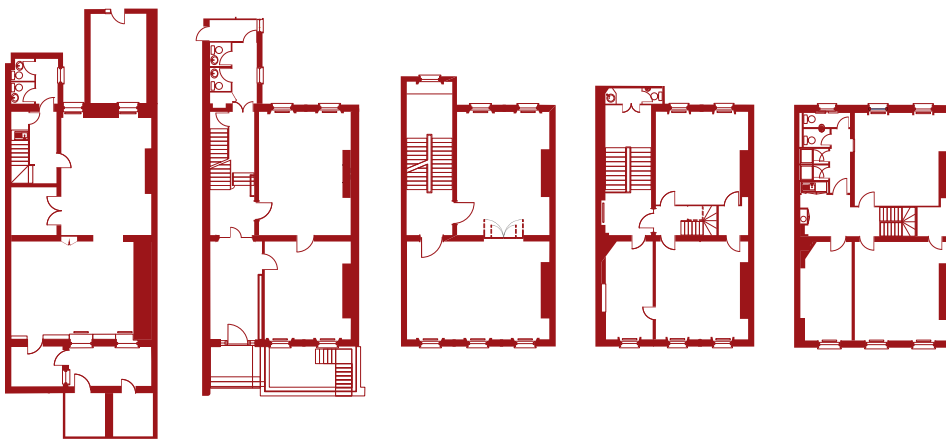
ACCOMMODATION SCHEDULE

DEMISE	SQ M	SQ FT	PARKING
29 Merrion Square	443	4,768	Nil
Holles Place Mews	147	1	

Floor areas are Net Internal Floor Areas (NIA) as provided by Fourwalls- Group. A copy of the measured surveys are provided in the dataroom.

In the normal way we recommend that interested parties satisfy themselves in relation to the areas and accommodation by measuring or otherwise

29 MERRION SQUARE



BASEMENT

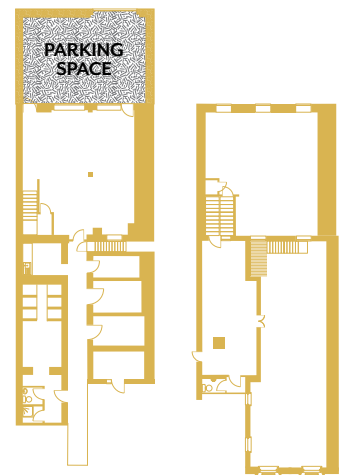
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

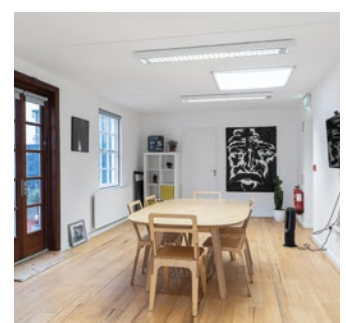
HOLLES PLACE MEWS

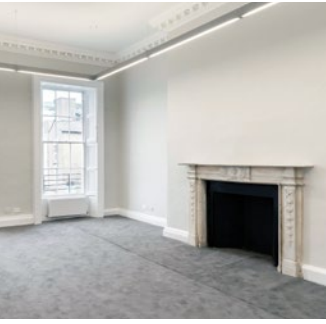


BASEMENT

GROUND FLOOR

Plans Not to Scale/For Indicative Purposes Only





LOCATION

29 MERRION SQUARE AND HOLLES PLACE ARE CONVENIENTLY LOCATED ON THE NORTHERN TERRACE OF MERRION SQUARE, CLOSE TO ITS JUNCTION WITH HOLLES PLACE IN THE HEART OF DUBLIN 2S FINEST GEORGIAN QUARTER.

The properties are located within walking distance of all major public transport links including the DART rail service on Westland Row, LUAS 'cross city' from Dawson Street connecting the north and south suburbs and multiple Dublin Bus and Aircoach services running along Merrion Square. Dublin Bike stations are also located on the south, east and west sides of Merrion Square.

This historic area is well established and recognised by its landmark occupiers including Government buildings, The National Gallery of Ireland, The Merrion Hotel, The Natural History Museum and The National Maternity Hospital. There are an abundance of leisure, hotel, food and beverage offerings in the immediate area with the popular Baggot Street and Merrion Row just minutes walking distance.

Local occupiers also enjoy the unique facility of Merrion Square gardens which is host to numerous social events and food markets throughout the year.



Title

We understand the property is held freehold.

Tenancy Details

No 29 Merrion Square is available with vacant possession. Holles Place mews is single let to 'WORKGROUP' on a 10 year lease from 15th May 2017 at an annual rent of €30,500 pa. The lease incorporates a tenant only break option at the end of the year 5 subject to 6 months' notice only. This is an outline summary of the tenant position, full details including lease are available in the Data Room.

Zoning

The subject property is located in an area zoned Z8 – "To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective" under the Dublin City Development Plan 2016 – 2022. The properties are listed buildings on the Dublin City Council Record of Protected Structures.

Private Treaty

The property is to be sold by way of Private Treaty.

BER

BER Exempt.

Data Room

A full suite of documentation including sales contract is available in the Data Room with access available on request from HWBC. Please visit 29merrionsquare-hollesplace.com.

Price

On application with sole selling agents, HWBC.

VAT

We understand VAT is not applicable on the sale. Further information available on request.

Solicitor

Ms Ruth O'Connor,
O'Connor Solicitors, 8 Clare Street, Dublin 2, Ireland.
T: + 353 1 676 4488

VIEWINGS/CONTACT

Strictly by appointment with the sole agents HWBC.

HWBC



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PSRA Licence Number: 002098

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