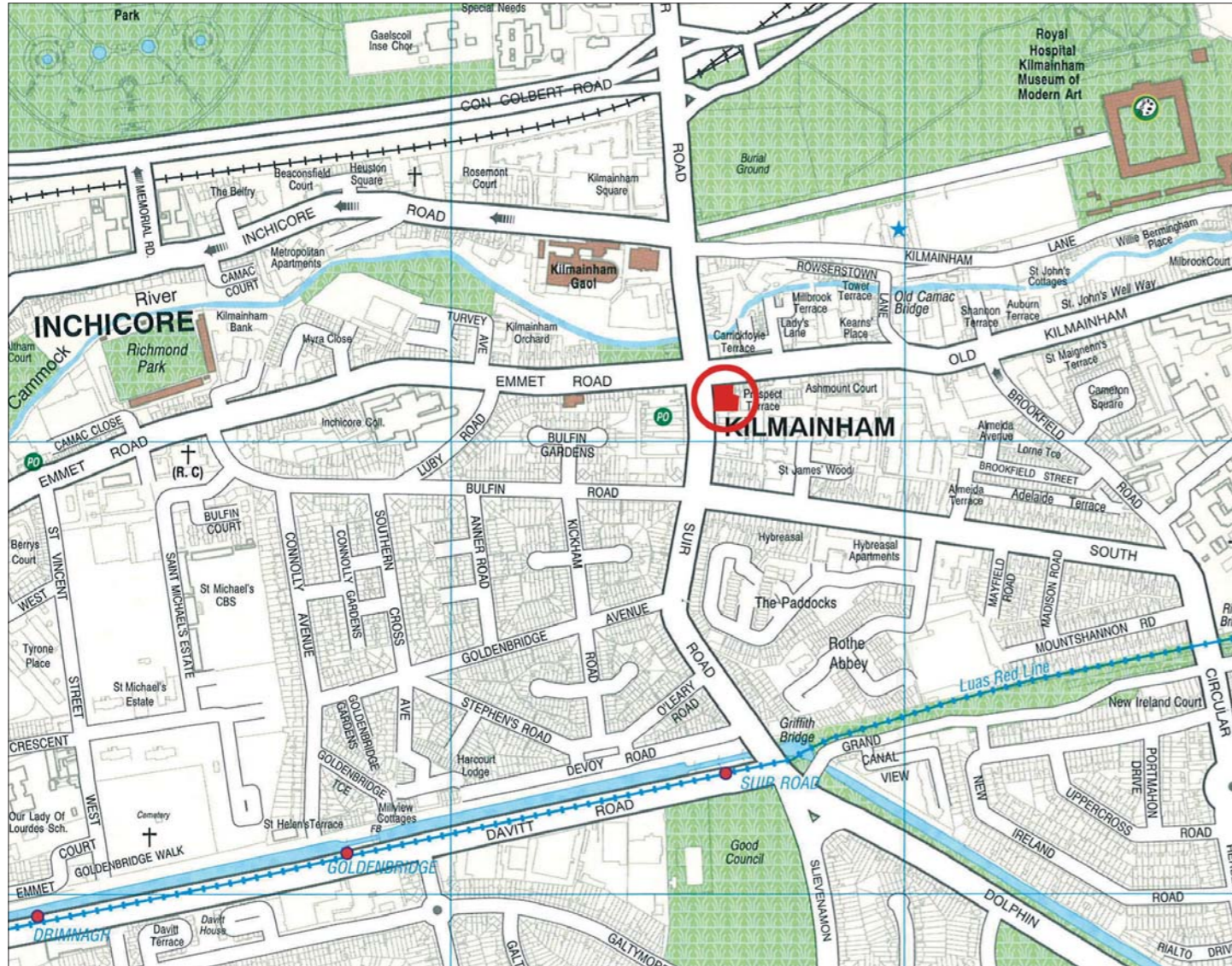


Lisney



Lisney

**HIGHLY PROMINENT CORNER SITE  
AT SOUTH CIRCULAR ROAD, ISLANDBRIDGE, DUBLIN 8**  
Approx. 0.118 ha (0.29 acres).

For Sale by Private Treaty



**HEAD OFFICE**  
24 St. Stephen's Green, Dublin 2.  
Tel: 01 638 2700  
Fax: 01 676 6540  
Email: dublin@lisney.com

**OTHER BRANCHES**  
5 Linenhall Street, Belfast BT2 8AA. Tel: +44-2890-501501. Fax: +44-2890-501505.  
Email: property@lisney-belfast.com  
67-69 South Mall, Cork. Tel: 021 427 5079. Fax: 021-427 2405  
Email: cork@lisney.com

- The site is situated in a highly prominent location at the junction of Old Kilmainham Road and the South Circular Road, close to all amenities.
- The site is cleared and extends to approximately 0.118 ha (0.29 acres).
- The property is situated in an area Zoned Z4 under the Dublin City Development Plan 2011 to 2017 "to provide for and improve mixed services facilities". This zoning allows for a wide range of possible uses to be considered in a future redevelopment of the property.
- Well located close to public transport, amenities, existing houses and shops and is located close to The Royal Hospital, Kilmainham Gaol Historic Museum, The Hilton Hotel, Offices at Heuston Square, The Phoenix Park, Heuston Station and The Luas.

Lisney for themselves and the Vendor/Lessor whose Agents they give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permission for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

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**LOCATION**

The property is situated in a highly prominent location at the junction of South Circular Road and Old Kilmainham Road. The location is close to all amenities and is particularly accessible to The Royal Hospital, Kilmainham Gaol Historic Museum, The Hilton Hotel, Offices at Heuston Square, The Phoenix Park, Heuston Station and The Luas.

**DESCRIPTION**

The property comprises a regularly shaped cleared site which has the potential, subject to planning permission, for a wide range of uses under the Z4 Zoning. This is a very attractive development opportunity that will appeal to owner-occupiers as well as developers and investors seeking a prominent corner position development opportunity.

**TOWN PLANNING**

The property is situated in an area zoned Objective Z4 "to provide for and improve mixed services facilities under the Dublin City Development Plan 2011 to 2017. The property is partially situated in an area of Archaeological Interest and, as indicated in the development plan, may be affected by future road widening and or/junction improvements along the Old Kilmainham Road frontage. Under the zoning a wide range of permitted and open for consideration uses are listed.

**PERMISSIBLE USES**

Amusement/leisure complex, ATM, Bed and breakfast, Betting office, Buildings for the health, safety and welfare of the public, Car park, Car trading, Childcare facility, Civic offices, Community facility, Cultural/recreational building and uses, Delicatessen (2) Education, Embassy office, Enterprise centre, Garden centre, Guest house, Halting site, Home-based economic activity, Hostel, Hotel, Industry (light), Live work units, Media recording and general media-associated uses, Medical and related consultants, Motor sales showroom, office (max. 600m2.), Off-licence, Open space, Park and ride facility, Part off-licence, Petrol station, Place of public worship, Public house, Residential, Restaurant, Science and technology-based industry, Shop (district), Shop (neighbourhood), Takeaway, Training centre.

**OPEN FOR CONSIDERATION USES**

Advertisement and advertising structures, Civic and amenity/recycling centre, Conference centre, Embassy residential, Factory shop, Financial institution, Funeral home, Garage (motor repair/service), Household fuel depot, Internet café, Nightclub, Office (max. 1,200m2) (3), Outdoor poster advertising, Shop (major Comparison), Warehousing (retail/non-food)/Retail Park. Note: Delicatessen is not included in the definition of a shop in the regulations. It is a distinct use. The use should be permissible subject to safeguards such as over proliferation of such uses in a shopping street. A definition has been included - selling mainly gourmet cold food (no fried foods).

**TITLE**

We understand that the property is held under freehold title.

**SOLICITORS**

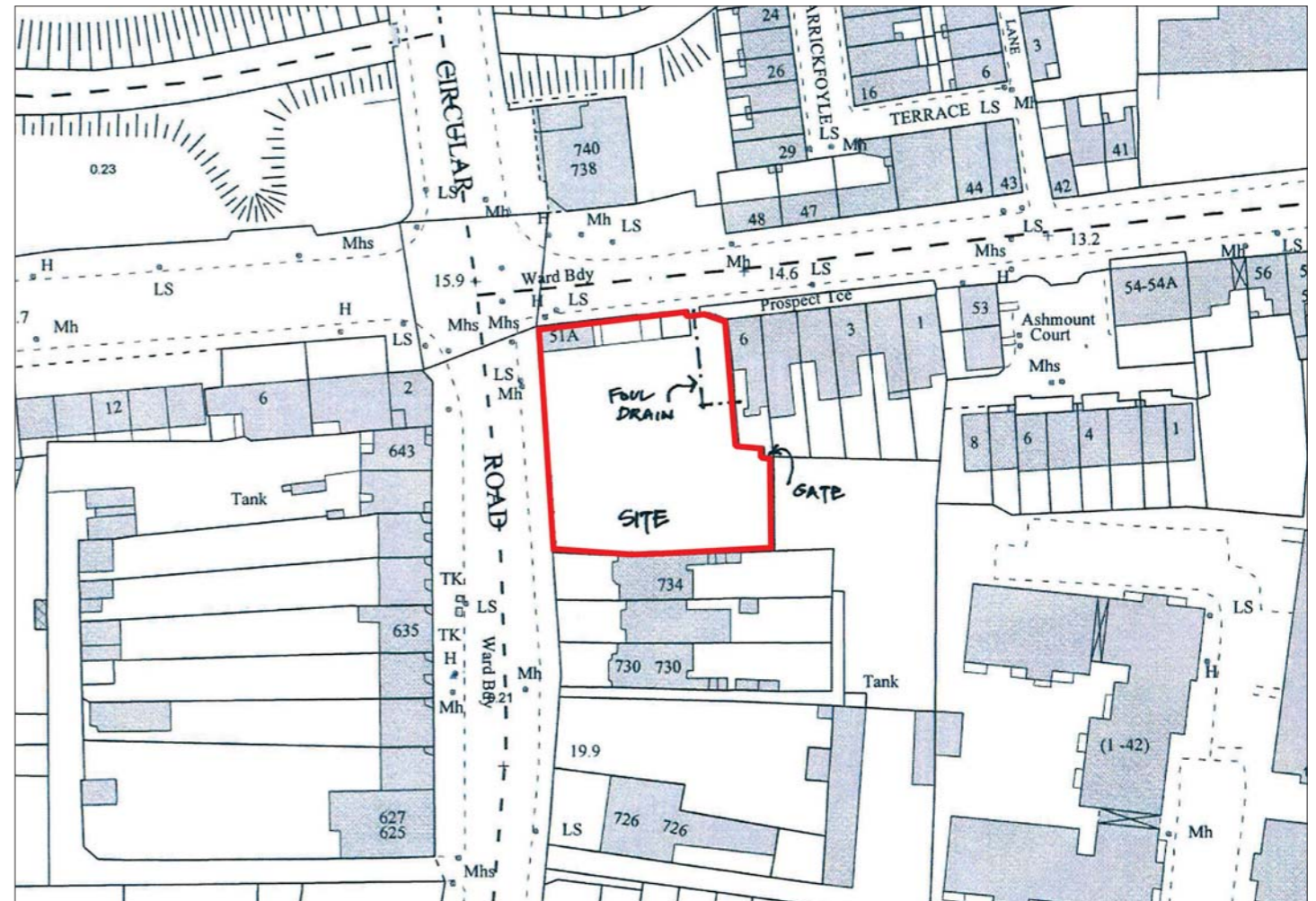
Chief State Solicitor's Office, Osmond House, Little Ship Street, Dublin 8.

**PRICE**

On application.

**VIEWING**

By prior arranged appointment only. Contact Ross Shorten or Cathal Daughton of the sole selling agents.



Royal Hospital entrance



The Royal Hospital



Junction South Circular Road and Emmet Road



Junction South Circular Road and Emmet Road



Junction South Circular Road and Old Kilmainham Road