

FOR SALE

10 Williams Park, Rathmines, Dublin 6

VACANT CAFE / COMMERCIAL PROPERTY WITH REDEVELOPMENT POTENTIAL (SPP)

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ABOUT THE PROPERTY

Potential for continued commercial use or future residential redevelopment, subject to planning permission.

Superb opportunity to acquire a vacant commercial property in the heart of Rathmines.

Excellent location just off Rathmines Road Lower.

Existing single-storey commercial building extending to approximately 259.90 sq. m (2,798 sq. ft).

Site area of approx. 0.09 acres.

Zoned Z4 – Key Urban Villages / Urban Villages under the Dublin City Development Plan 2022–2028.

Previously operated as a café, with potential for continued commercial use, subject to planning permission.

Established planning history, including previous permission for seven apartments in 2006, now expired.

For sale with full vacant possession.



THE OPPORTUNITY

10 Williams Park presents an attractive opportunity to acquire a vacant commercial property in a highly accessible Rathmines location, offering immediate commercial use together with longer-term redevelopment potential, subject to planning permission.

The property comprises a single-storey warehouse-style commercial building extending to approximately 259.90 sq. m (2,798 sq. ft) on a site of approximately 0.09 acres. The building previously operated as a café and is now offered with full vacant possession.

Purchasers may consider occupation, letting or future redevelopment of the property, subject to planning permission and all necessary statutory consents.

LOCATION

The property is situated on Williams Park, just off Rathmines Road Lower, in a well-established and highly accessible location. Rathmines is one of Dublin's most established and vibrant urban villages, with a strong mix of residential, retail, food and beverage, leisure and commercial uses.

Nearby occupiers and amenities include The Swan Centre, Swan Leisure, Omniplex Rathmines and a wide range of cafés, restaurants, shops and neighbourhood services. Rathmines Road Lower provides excellent access to Dublin city centre and surrounding suburbs, with a range of public transport options serving the area.

DESCRIPTION

The property comprises a single-storey warehouse-style commercial building of solid masonry construction with a mono-pitched, double-skinned metal deck roof.

The building has been refurbished and extended over time and provides flexible commercial accommodation, most recently fitted and used as a café.





ACCOMMODATION

We understand the approximate floor areas comprise:

Description	Sqm	Sqft
Ground Floor	221	2,379
Additional Loft / Storage Area	38	409

SITE AREA

Approx. 0.09 acres

PLANNING PERMISSION

The property has an established planning history, including previous applications relating to residential redevelopment.

Planning permission was granted under Ref. 5521/05 in 2006 for a scheme comprising seven apartments. This permission has since expired and we understand there are currently no live planning permissions affecting the property.

Any future redevelopment opportunity will be subject to planning permission and all necessary statutory consents.

Interested parties should satisfy themselves fully as to the planning position, historic planning applications and any potential future development opportunities.

TENURE

We understand the property has Freehold title.

TOWN PLANNING

The property is situated in an area zoned Z4 – Key Urban Villages/Urban Villages To provide for and improve mixed-services facilities under the Dublin City Development Plan 2022–2028.

GUIDE PRICE

On application.

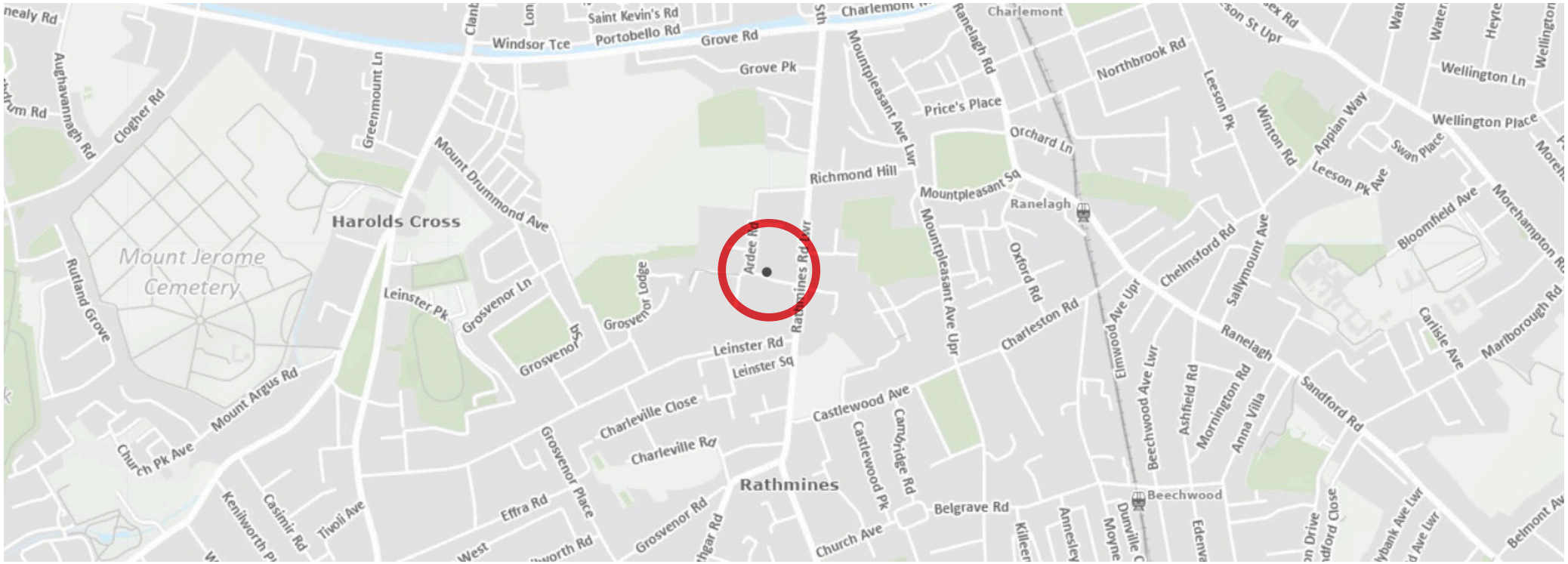


The property is situated on Williams Park, just off Rathmines Road Lower.

BER INFORMATION

BER D1

LOCATION MAP



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For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.