

FOR SALE

[BY PRIVATE TREATY]

A PRIME MIXED-USE INVESTMENT
OPPORTUNITY IN A VIBRANT URBAN
VILLAGE LOCATION



BDM
Property

URR

37 UPPER RATHMINES ROAD

RATHMINES, DUBLIN 6

HIGH PROFILE CORNER POSITION
WITH STRONG PASSING FOOTFALL

PROMINENT MIXED-USE INVESTMENT
IN THE HEART OF RATHMINES WITH
VACANT POSSESSION

0.06 ACRES ZONED Z4 – SUITABLE
FOR A WIDE VARIETY OF USES
[SUBJECT TO PLANNING]



PROPERTY HIGHLIGHTS



GROUND FLOOR RETAIL UNIT -
FORMER TAKE AWAY EXTENDING TO
APPROX. 83 SQ.M. / 894 SQ.FT.



RESIDENTIAL ACCOMMODATION
[4/5 BED] EXTENDING TO APPROX.
125 SQ.M. / 1,345 SQ.FT.



REAR LOCK-UP STORAGE UNIT EXTENDING
TO APPROX. 69.7 SQ.M / 750 SQ.FT WITH
INDEPENDENT REAR ACCESS



STRONG ASSET MANAGEMENT AND
REFURBISHMENT POTENTIAL



STRATEGICALLY LOCATED IN RATHMINES
CLOSE TO ALL AMENITIES



LOCATION

The property is located at No. 37 Upper Rathmines Road, within close proximity to the centre of Rathmines Village, one of Dublin's most established and sought-after suburban locations.

Upper Rathmines Road is a busy arterial route linking Rathmines with Rathgar, Dartry and the wider South Dublin suburbs, benefiting from strong levels of vehicular and pedestrian traffic.

The surrounding area comprises a vibrant mix of:



**RETAIL
OCCUPIERS**



**DENSE RESIDENTIAL
ACCOMMODATION**



**CAFÉS AND
RESTAURANTS**

Rathmines Village offers a wide range of amenities including supermarkets, leisure facilities, restaurants and cafés, serving a large residential and student population.

The area is well serviced by public transport with numerous Dublin Bus routes and convenient access to the LUAS Green Line at Ranelagh and Charlemont, as well as close proximity to Dublin City Centre.



U&R 37 UPPER RATHMINES ROAD

DESCRIPTION



THE SUBJECT PROPERTY COMPRISES A PROMINENT CORNER MIXED-USE BUILDING EXTENDING TO APPROX. 277.74 SQ.M. / 2,990 SQ.FT.



GROUND FLOOR RETAIL

The ground floor comprises a vacant retail unit to the front of the property, previously a Take Away extending to approx. 83 sq.m [894 sq.ft].

The unit benefits from:

- Strong corner frontage onto Upper Rathmines Road
- Excellent visibility
- Suitability for retail or food & beverage use [subject to planning]

RESIDENTIAL ACCOMMODATION

The residential accommodation is accessed via a shared entrance path from Rathmines Road (shared with No. 35) and is arranged over two floors extending to approx. 125 sq.m. / 1,345 sq.ft.

The accommodation comprises:

- Four/Five bedrooms
- Two kitchens
- Two bathrooms
- Small rear yard with side access
- Two living rooms

The intention is to provide this accommodation with Vacant Possession.

REAR STORAGE UNIT

To the rear of the property is a lock-up storage unit extending to approx. 69.7 sq.m [750 sq.ft], accessed via a rear laneway.

While in need of refurbishment, the unit provides:

- Secure storage accommodation
- Refurbishment / redevelopment potential [subject to consents].

ZONING

THE PROPERTY EXTENDS TO APPROX. 0.06 ACRES AND IS ZONED Z4 – KEY URBAN VILLAGES AND URBAN VILLAGES UNDER THE DUBLIN CITY DEVELOPMENT PLAN 2022-2028.

ZONING OBJECTIVE

To provide for and improve mixed-services facilities serving the surrounding catchment, in line with the “15-minute city” concept.

PERMISSIBLE USES INCLUDE

Retail, restaurant, café, office, residential, medical uses, childcare, guesthouse, public house, and a wide range of community and commercial uses.

OPEN FOR CONSIDERATION USES INCLUDE

Student accommodation, betting office, embassy residential, internet café, laundromat, and other complementary uses.

INCOME

This strategically located property presents an excellent opportunity to generate income which is spread across a mix of uses.

The vacant ground-floor retail unit, formerly occupied as a takeaway, is well positioned to secure a new tenant given its high-profile trading location.

The rear storage unit also provides additional income stream potential in this highly accessible central setting.

The Residential accommodation was most recently producing an income of €42,000 per annum.

In addition, the property offers considerable asset management and redevelopment potential, benefiting from its end-of-terrace location and Z4 zoning [Subject to Planning Permission].

SCHEDULE OF ACCOMMODATION

FLOOR	USE	AREA (SQ.M)	AREA (SQ.FT)	STATUS
Ground Floor	Retail / Store	83.07	894	Vacant
Residential	4/5 Bed	c. 125	c. 1,345	Vacant*
Rear Unit	Storage	69.67	750	Vacant
TOTAL		c. 277.74	c. 2,990	

Note: Areas stated above are indicative only

*The intention is to offer this accommodation with Vacant Possession



TITLE

We are informed that the property has good marketable Title.

Long Leasehold - 999 year lease from 1963

GUIDE PRICE

Available on application

VAT

Please refer to agent

FURTHER INFORMATION/VIEWING

Strictly by appointment with BDM Property



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Property

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BER

