

FOR SALE BY PRIVATE TREATY



THE KNOX HALL

97 Monkstown Road
Monkstown Co. Dublin A94 P5N8



Distinctive and Landmark Building comprising 3,375 sq ft

Superb location in the heart of Monkstown Village

Suit a variety of uses subject to planning

Full vacant possession





LOCATION



Monkstown benefits from an exceptional range of amenities and attractions, including the vibrant Monkstown Village and Crescent, the renowned Seapoint Beach and Martello Tower, the historic Monkstown Castle, the landmark Parish Church and the acclaimed Dillon Garden. Together with its coastal setting, excellent transport connections and proximity to Dún Laoghaire and Dublin City Centre, these attractions contribute to Monkstown's reputation as one of South Dublin's most desirable and affluent locations.

Monkstown Village is one of South Dublin's most sought-after coastal suburbs, renowned for its distinctive Victorian character, maritime heritage and vibrant village atmosphere. Situated between Dún Laoghaire and Blackrock, the village offers an exceptional blend of period architecture, boutique retail, cafés, restaurants and local services, all centred around the picturesque Monkstown Crescent.

The area enjoys excellent connectivity, with Monkstown DART Station providing direct access to Dublin City Centre, while the nearby seafront, parks and coastal walks contribute to an outstanding quality of life.

Highly regarded residential neighbourhoods, excellent schools and a strong sense of community have established Monkstown as a premier South Dublin location, attracting residents, businesses and visitors alike. Its combination of historic charm, affluent demographics and exceptional amenities makes Monkstown Village one of the capital's most desirable and enduring destinations.

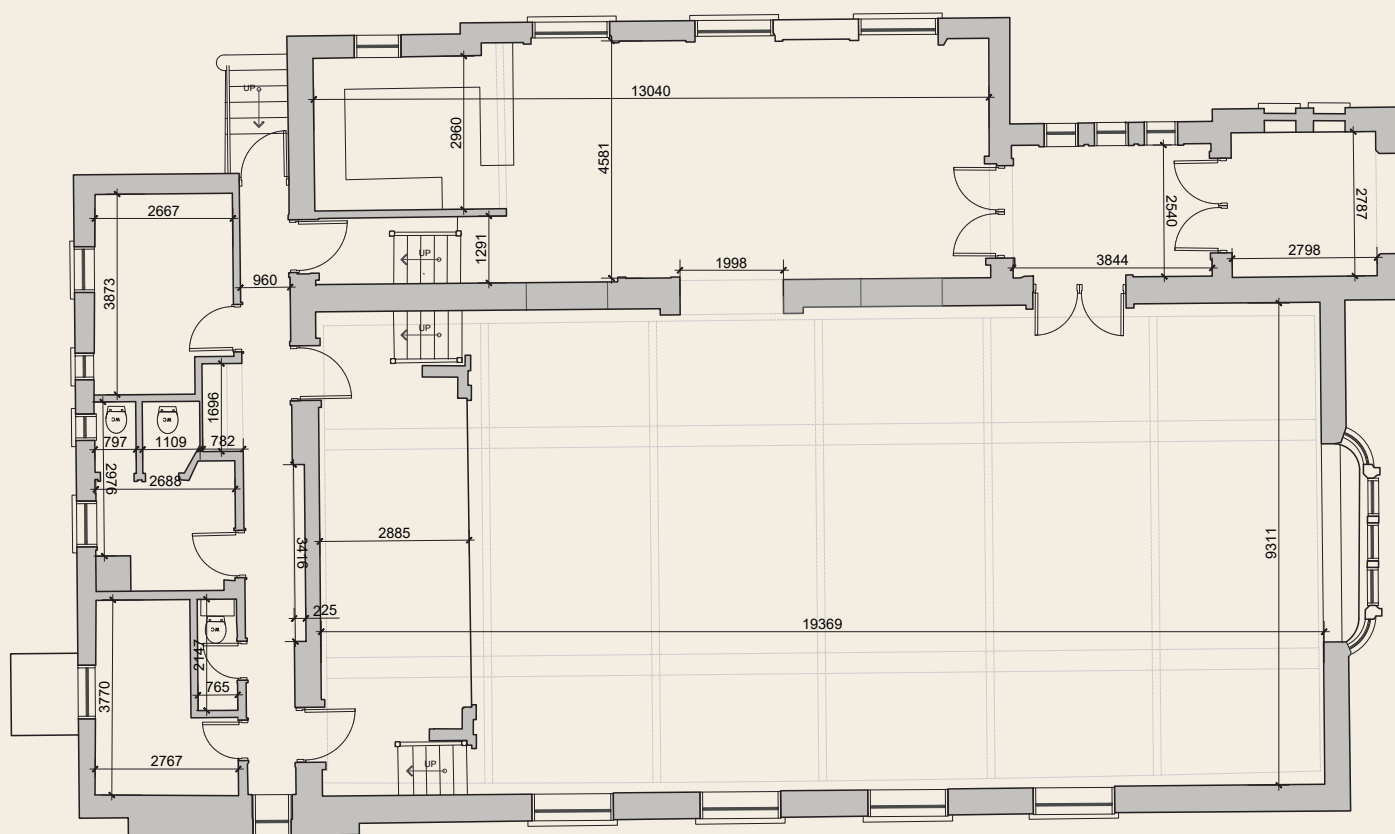


THE BUILDING



The Knox Memorial Hall is a distinctive and historic landmark positioned in the heart of Monkstown Village, offering a rare opportunity to acquire one of South Dublin's most recognisable period buildings. Originally constructed in 1904 as the Knox Memorial Hall and designed by renowned architects Millar & Symes, the property is notable for its attractive Ruabon brick façade, half-timbered gable detailing, leaded glass windows and exceptional architectural character.

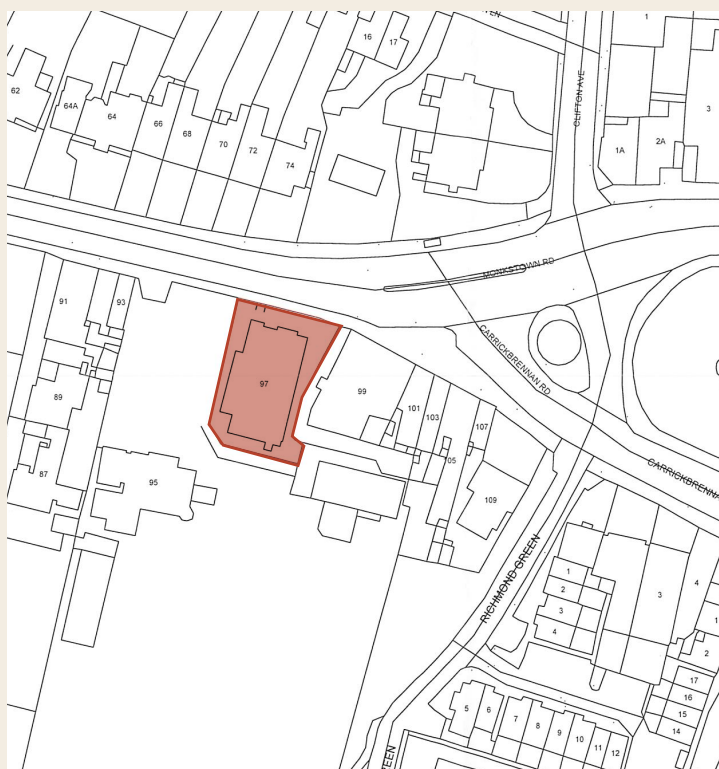
Commissioned by Mrs. Alice Knox in memory of Captain Edward Chaloner Knox, the building has served the local community for over a century and remains an important feature of the village streetscape. The hall has been used for a wide range of activities including church functions, community meetings, educational programmes, social gatherings, concerts, exhibitions, and local cultural events.



THE OPPORTUNITY



Knox Hall presents a unique blend of heritage, prominence and development potential, making it an exceptional investment or owner-occupier opportunity.



ACCOMMODATION

Gross Internal Floor Area	Sq ft	Sq m
Ground Floor	3,375	313.57

Enclosed yard to the side and rear

TOWN PLANNING / ZONING

The property is zoned NC – District Neighbourhood Centre

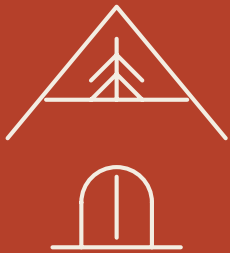
‘To protect, provide for and /or improve mixed use neighbourhood centre facilities’.

Permitted uses included Craft Centre, Cultural Use, Doctor / Dentist, Education, Public House, restaurant, Sports facility, Tea room/ Café Veterinary Surgery

The building is listed by Dun Laoghaire Rathdown County Council under the Record of Protected Structures RPS Number: 748







THE KNOX HALL



TITLE

We understand that the title is Freehold.

BER

As the property is a protected structure there is no requirement for a BER Certificate

RATES

We are advised the building is not rated.

VAT

We are advised that Vat will not apply to this transaction

GUIDE PRICE

Excess €1,000,000 subject to contract

VIEWING

Strictly and only by prior appointment with the sole selling agents



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