

FOR SALE IN ONE OR MORE LOTS



PORTOBELLO PORTFOLIO

Portobello/ South Richmond Street, Dublin 8



Two excellent Development/Investment Opportunities

Portobello House existing Protected Structure c. 906 sq m and Rear Development Opportunity c. 0.085 hectares / c. 0.21 acres

Harbour House & Adjacent Data Micrographics Warehouse on c. 0.13 hectares / c.0.32 acres with current planning for c. 3,877 sq m medical and commercial centre

**BROWNE
CORRIGAN**

CHARTERED SURVEYORS
PSRA no: 002734

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Portobello House



Harbour House & Data Micrographics Warehouse

Description

Harbour House and Portobello House are situated at Portobello Harbour, at the intersection of the Grand Canal and South Richmond Street. The properties benefit from a high profile location with considerable visibility to all passing traffic. This part of Dublin is steeped in much culture and history and has evolved into its present character which combines a mixture of attractive residential properties with a vibrant commercial centre. The area is known as Portobello from the "beautiful harbour" after which it is named.

The harbour no longer exists but was once located in the area between Harbour House and Portobello House which is now an attractive public plaza.

The properties are both conveniently situated being within easy access to the city centre, either on foot or on the nearby Luas at Charlemont.

Given their pivotal locations, both Harbour House and Portobello House are amongst the most renowned, landmark properties in South Dublin.



Government Buildings

Merrion Square

Baggot Street

Fitzwilliam Square

Charlemont

Harcourt Street

Aviva Stadium

RDS

Stephens Green

Iveagh Gardens

Camden Street

South Circular Road

Adelaide Road

LUAS line

Portobello House

Harbour House

Grand Canal

Portobello House and Rear Development Site

- Current income c. €152,400 per annum from various occupiers. Tenants not Affected.
- Short/medium term tenancies – no long term rights of renewal.
- Expired planning permissions for various schemes including an office development of approximately 1,808 sq m / 19,460 sq ft, to the rear of Portobello House, a Protected Structure.
- Ideal Hotel, Apartment, Student Residences, Commercial Development Opportunity. Zoned Z4 "to provide for and improve mixed services facilities."

Portobello House consists of a landmark period property of approximately 906 sq m / 9,752 sq ft and car parking at rear. The building, with its attractive porticos and roof mounted cupola, is in excellent condition throughout. The property is currently in educational use and is occupied by a language school.

Internally, the building consists of a very attractive entrance hallway, with original floor slabs, and with a centrally positioned stairway leading to all floors. The property benefits from a lift although we understand that this is not in commission currently. In its current use, the rooms throughout the property are in classroom and administrative use but would lend themselves to many other purposes if required,

subject to planning permission.

To the rear of Portobello House are a number of properties, which combine to offer an exciting development opportunity, in conjunction with Portobello House. The properties are in varying states of character and condition as described below;

12 Richmond Row comprises an attractive 2 storey red brick office property of modern construction. The building comprises c. 215.67 sq m / c. 2,321 sq ft and is currently occupied by an architectural practice. Internally the space is bright, contemporary and of very high quality.



36A/37 South Richmond Street is a 2 storey over ground floor period property. The ground floor is presently occupied by an office/retail tenant (Jim O'Callaghan) while the upper floor apartments are presently unoccupied and in need of refurbishment.

34/35 South Richmond Street comprises a former restaurant premises, now derelict (red hoarding).

Accommodation:

We understand that the properties comprise the following areas:

Property	Basis of measurement	Approximate size
Building - Portobello House	Net Lettable	906 sq m / c. 9,762 sq ft
Building - 12 Richmond Row	Gross Internal	215.6 sq m / 2,321 sq ft
Building - 34/35 South Richmond Street	Gross Internal	c. 215.18 sq m / 2,322.56 sq ft
Building - 36A/37 South Richmond Street	Net Lettable	c.159.14 sq m / 1,712 sq ft
Total rear site area to include the car parking/yard immediately behind Portobello House, but excluding Portobello House		c. 0.085ha/c.0.21 ac

The above information relating to accommodation is given in good faith. However, all parties are specifically requested to independently verify all floor and site areas.

Tenancies:

The following tenancies are in place, summarised as follows:

Property	Tenant	Lease Terms	Deed of Renunciation
Portobello House and car parking yard at rear	Atlas Language Institute Limited	<ul style="list-style-type: none">• 10 years from 23rd May 2013• Rent €115,000 per annum for 1st 5 years, €125,000 per annum thereafter.• Break clause at end of 5th year in tenant's favour, 6 months prior notice required.• Tenant has option to call for a further lease on expiry of current lease at 22nd May 2023, for a fixed term expiring on 31st December 2025, subject to Market Rental. Tenant must give min. 9 mths' notice of intention to avail of option, prior to expiry of current lease	Yes
12 Richmond Row	Disegno Sq Ltd (architectural practice)	<ul style="list-style-type: none">• 5 years from 1st December 2013.• Rent €32,000 per annum.• Break clause at end of 3rd year in tenant's favour, 6 months prior notice required.• 2 months' rent free period if break clause not exercised.	Yes
36a/37 South Richmond Street (Ground Floor)	Jim O'Callaghan	<ul style="list-style-type: none">• Yearly Licence• Licence Fee €5,400 per annum	Yes

Zoning:

Portobello House and the rear development site are zoned Z4 "to provide for and improve mixed services facilities". This zoning includes hotel, hostel, residential, education, office (max 1,200 sq m), restaurant and retail, amongst others.

Planning:

Planning permission was obtained for a scheme of offices to be constructed on the site to the rear of, and incorporated into, Portobello House. The permission allowed for a three storey over basement structure of c. 1,808 sq m / c. 19,500 sq ft with 15 car spaces.

This planning permission has now expired but is indicative of permissible densities upon the site.

Harbour House and Data Micrographics Site

- For Sale with Immediate Vacant Possession.
- Existing and current planning permission for medical centre of c. 3,877 sq m / 41,700 sq ft medical and commercial centre
- Site area c. 0.13 hectares/0.32 acres.
- Ideal Hotel, Student Accommodation, Apartment Development Opportunity. Zoned Z1 "to protect, provide and improve residential amenities". This zoning includes residential, medical, hotel, education and retail, amongst others.



Description:

Harbour House and the adjacent Data Micrographics premises comprises a combined site area of approximately 0.13 hectares/0.32 acres. The buildings, which comprise a total of c. 2,476 sq m / c. 26,650 sq ft, occupy a prominent position overlooking the Grand Canal and the former Portobello Harbour, now an attractive public plaza.

Harbour House is a modern red brick building of 3 and 4 storeys over basement level. This property benefits from educational use throughout and is generally in good repair. 9 car spaces are provided on-site.

The adjacent Data Micrographics site comprises a dis-used warehouse/factory premises and is in poor condition. The property is laid out in single storey production/storage area with two storey office and ancillary space.

Planning permission exists for the demolition of all existing structures and the construction of a c. 3,877 sq

m / 41,700 sq ft medical and commercial centre on the site. Both Harbour House and the Data Micrographics premises are for sale with the benefit of vacant possession.

Zoning:

Harbour House and the adjacent Data Micrographics site are zoned Z1 "to protect, provide and improve residential amenities". This zoning includes residential, medical, hotel, education and retail, amongst others.

Planning:

Harbour House and the adjacent Data Micrographics site benefit from planning permission for a medical centre and associated uses including restaurant, retail and cafe, comprising c. 3,877 sq m / 41,700 sq ft and car parking for 51 cars in a double level basement area. (Ref: An Bord Pleanála PL295.238244). This planning permission was granted in September 2011.

Accommodation:

We are advised that accommodation is as follows:

Property	Basis of Measurement	Approx Size of Existing Buildings	Approx Size of Site
Harbour House & Data Micrographics	Gross External	c. 2,476 sq m / c. 26,650 sq ft	c. 0.13 hectares/ c. 0.32 acres

The above information relating to accommodation is given in good faith. However, all parties are specifically requested to independently verify all floor and site areas.

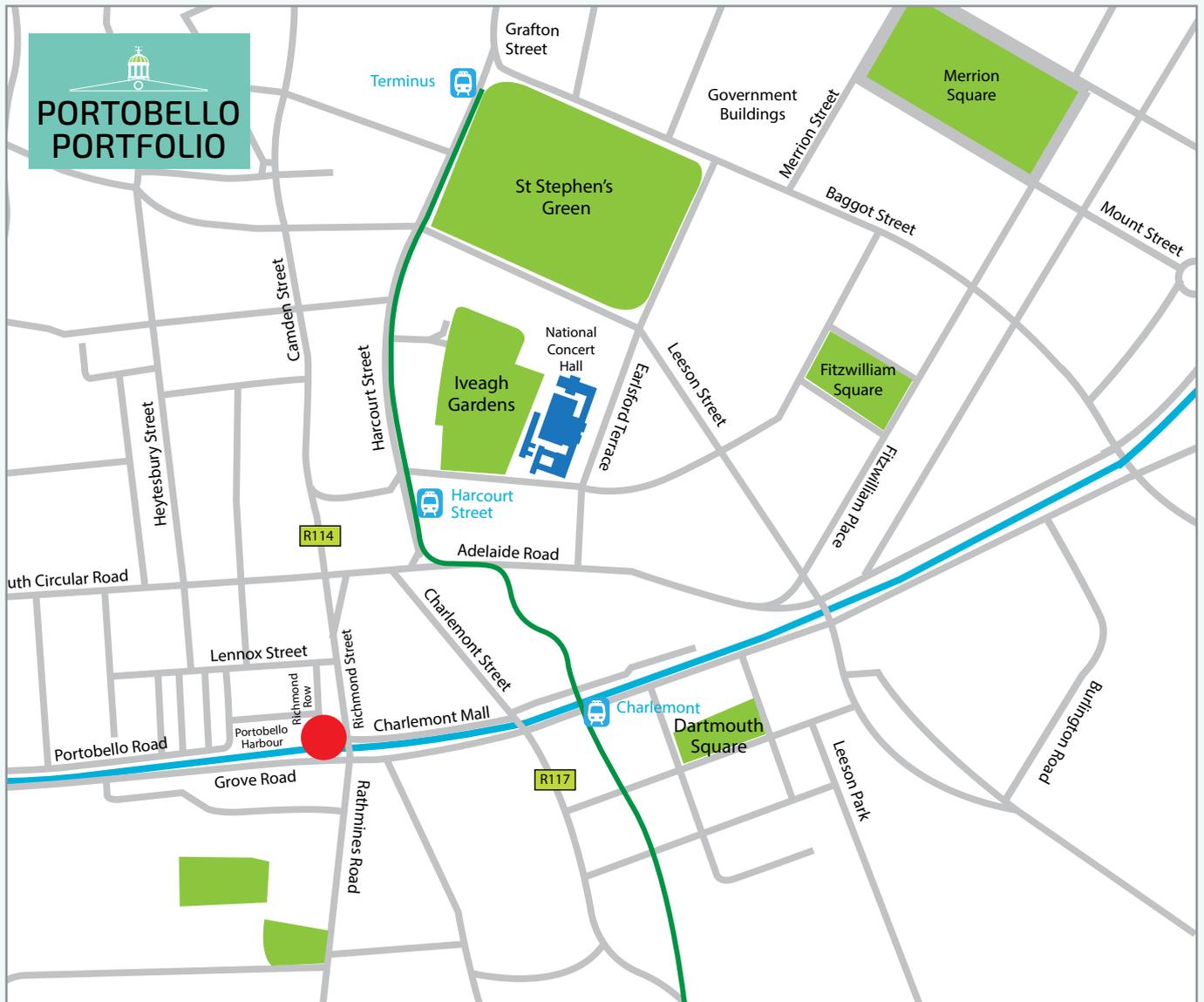


CGI harbour House & Data Micrographics Site



- Portobello House and Rear Site
- Harbour House and adj Warehouse

Location Map





PORTOBELLO PORTFOLIO

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BER Certs:

Available upon request

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