

FOR SALE BY PRIVATE TREATY OR TO LET

**37-38 O'CONNELL STREET,
DUBLIN 1**

**HIGH-PROFILE COMMERCIAL PROPERTY,
c. 1,350 sq. m**

For Sale/To Let

01 678 0400



- Most attractive, trophy property in heart of historic O'Connell Street, Dublin 1.
- Currently laid out as a retail banking hall with high quality offices overhead.
- Suitable for many alternate uses, subject to planning permission.
- High-profile corner building on O'Connell Street, with Luas adjacent.
- City centre location, close to all major retail, cultural and hospitality amenities.
- Adjacent to the former Carlton Cinema site, now undergoing redevelopment.
- Constructed by renowned building contractor G & T Crampton in c 1921/1922.

LOCATION



DESCRIPTION

38/39 O'Connell Street, Dublin 1 comprises a beautiful 4 storey over basement, period property with an imposing corner profile. The property, in retail banking use until recently, could suit many uses, such as retail, office, hospitality etc, subject to planning permission. Internally, the building is currently laid out as an imposing banking hall at ground floor with very high quality office accommodation overhead. The property, which is a Protected Structure, benefits from an attractive façade comprising ornate stonework and intricate detailing.

3 Mount Street Crescent
Dublin 2

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PSRA no: 004232

BROWNE CORRIGAN

CHARTERED SURVEYORS



3 Mount Street Crescent
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FEATURES

- High profile trophy building with imposing period features
- Suitable for many uses, subject to planning permission
- Building appears to be in excellent condition, having been very well built and maintained
- Many attractive and original period features throughout
- Lift serving all levels
- Good quality mech and elec installed in recent years
- Located in an up-and coming location, with development activity close-by

ACCOMMODATION*

We understand that net internal floor areas are as follows

FLOOR	AREA
BASEMENT	261.40 sq m
GROUND	407.32 sq m
FIRST	280.18 sq m
SECOND	260.31 sq m
THIRD	140.10 sq m
TOTAL	1,349.31 sq m / 14,523.70 sq ft

*Intending purchasers are specifically requested to independently verify floor areas.

BER RATING TBC

METHOD OF SALE

38/39 O'Connell Street is for sale by Private Treaty or To Let. Further details from:

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