An excellent opportunity to acquire a terrace of 6 Georgian buildings in this prestigious location on the doorstep of St. Stephen’s Green
Description

For sale in one lot are 6 impressive terraced interconnecting Georgian buildings situated off St. Stephen’s Green in Dublin’s Prime Business Centre.

Built c. 1775 by Sir Gustavus Hume, the terrace comprises attractive 4 storey over basement buildings with various original Georgian stuccoed and brick facades. The properties have been unoccupied for a number of years and require refurbishment. Combined, the six period properties offer an exceptional redevelopment opportunity in the heart of historic Georgian Dublin.

The total site area is approximately 0.15 hectares (0.37 acre). The gross internal area of the properties is approximately 3,674 sq m (39,547 sq ft).

The properties benefit from prominent frontage of approximately 54 metres to Hume Street and have the added advantage of vehicular access via Ely Place.

Schedule of Existing Accommodation

<table>
<thead>
<tr>
<th>Property</th>
<th>Gross Internal Area - sq m</th>
<th>Gross Internal Area - sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>633 sq m</td>
<td>6,810 sq ft</td>
</tr>
<tr>
<td>7</td>
<td>510 sq m</td>
<td>5,493 sq ft</td>
</tr>
<tr>
<td>6</td>
<td>570 sq m</td>
<td>6,139 sq ft</td>
</tr>
<tr>
<td>5</td>
<td>646 sq m</td>
<td>6,955 sq ft</td>
</tr>
<tr>
<td>4</td>
<td>905 sq m</td>
<td>9,743 sq ft</td>
</tr>
<tr>
<td>3</td>
<td>409 sq m</td>
<td>4,407 sq ft</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,674 sq m</strong></td>
<td><strong>39,547 sq ft</strong></td>
</tr>
</tbody>
</table>

All intending purchasers are specifically advised to verify the floor areas.
Location

Hume Street is ideally located on the doorstep of St. Stephen's Green, a highly regarded and sought after location in the centre of south side Dublin in Dublin’s Central Business District.

A prime location, Hume Street is bounded by Ely Place to the east and St. Stephen’s Green to the west. For over 100 years, Hume Street was a prominent medical location, 3 - 8 Hume Street being the former Hume Street Hospital. Commercial occupiers in the locality include; The Shelbourne Hotel, Permanent tsb, Maples & Calder, Standard Life, KPMG, Royal College of Surgeons, Department of Foreign Affairs, Department of Justice and Law Reform, Bank of Ireland, ING (Barings Bank). There is a strong presence of educational users in the general area including Trinity College, Loreto College, Catholic University School, The Institute of Education, and Boston College.

This most central location appeals to both commercial and residential occupiers having the convenience of the city centre together with excellent public transport links including the nearby LUAS (Dublin Tram System) at St. Stephen’s Green.
Zoning

The property is zoned Z8 in the Dublin City Council Development Plan 2011 - 2017 - “To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective.”

Uses which are permitted include: Residential, Medical and related consultants, Offices (maximum of 40% of each unit) embassy residential, hotel, education, childcare facility, cultural/recreational building and uses, live-work units and open space.

Uses open for consideration include: Buildings for the health, safety, and welfare of the public, guesthouse, nightclub, place of public worship, public service installation, and restaurant.

The buildings are protected structures.
Planning

The existing planning permission was granted in May 2008 (Ref No P2223) for a mixed-use development to include a business/conference centre.

The proposed redevelopment of the property includes restoration of the protected structures, demolition of existing structures to the rear and construction of a new four-storey business centre and associated works.

Note that the existing Grant of Planning includes the rear garden of No.16 Ely Place, which does not form part of the property for sale.
Title
Freehold/Long Leasehold
Solicitor
Giles Smyth
Baily Homan Smyth McVeigh
6/7 Harcourt Terrace
Dublin 2,
Ireland.

T: +353 1 440 8300

Tender
Friday 25th May 2012 at 2:00 pm

Inspection
Strictly by prior appointment through Jones Lang LaSalle

Price Guide
Excess €3 million

Tender Procedures
Parties interested in taking advantage of this excellent opportunity to acquire a terrace of 6 historic buildings in this prestigious location off St. Stephen’s Green should obtain tender documents, which explain the procedure from Jones Lang LaSalle.

Contact Details
Aislinn O’Buachalla & Des Lennon
(aislinn.obuachalla@eu.jll.com / des.lennon@eu.jll.com)

Completed tender documents should be returned to: Giles Smyth, Baily Homan Smyth McVeigh, Solicitors in a sealed envelope marked “3 - 8 Hume Street” by May 25th, 2012 at 2pm.

The vendor will not be obliged to accept the highest bid or any bid.