

**For Sale** by Private Treaty/To Let

**Ventour House, 1 Corrig Avenue, Dún Laoghaire,  
Co. Dublin**



Subject to Lease & Contract/Lease & Contract Denied



**For Sale by Private Treaty with Full Vacant Possession**  
(lease option also available)

- An impressive detached, three-storey period property building retaining many original features including fireplaces, traditional sash windows and ornate stained glass pieces which contribute to its unique character
- Superb location (opposite the Garda Station on Corrig Avenue) within short walking distance to the centre of Dún Laoghaire, the DART station and numerous Dublin Bus routes

**Accommodation:**

|                             | Sq M                           |
|-----------------------------|--------------------------------|
| Lower Ground Floor          | 108.32                         |
| Hall Floor                  | 107.12                         |
| First Floor                 | 98.29                          |
| First Return                | 11.06                          |
| Ladies & Gents<br>Toilets   |                                |
| <b>Total Net Floor Area</b> | <b>324.79</b><br>(3,496 sq ft) |

|                                |   |
|--------------------------------|---|
| <b>Price</b>                   | €1.5 million (exclusive)                                |
| <b>Title</b>                   | We understand the property is held freehold             |
| <b>Zoning</b>                  | Objective A – ‘protect and improve residential amenity’ |
| <b>Lease Terms</b>             | New flexible lease terms available                      |
| <b>Quoting Rent:</b>           | €120,000 per annum (including parking)                  |
| <b>Estimate Service Charge</b> | Not Applicable  |
| <b>Local Authority Rates</b>   | To be confirmed   |
| <b>BER Rating</b>              | Not Applicable (protected structure)                    |

**For further details please contact:**

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