Vincent Finnegan Auctioneers
5 Lower Main Street
Dundrum
Dublin 14
t: 01-298 4695
email: info@finnegan.ie

Leonard's Corner, Clanbrassil Street Lower, Portobello

Starting Bid: €450,000.00







For sale by Vincent Finnegan Auctioneers via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Prime Corner Investment & Development Opportunity in the Heart of Portobello

114 South Circular Road & 54 Clanbrassil Street, Dublin 8

A unique opportunity to acquire a high-profile corner property with significant development potential in one of Dublin's most vibrant neighbourhoods. Located at Leonard's Corner—where South Circular Road meets Clanbrassil
Street—this offering comprises a two-storey mixed-use building, a prominent footprint in Portobello.

Existing Building
No. 114 South Circular Road
Ground floor: Coffee shop with, open-plan customer seating area, Counter and service zone, Kitchen, storage, and WC

facilities.

First floor: Beauty salon with Independent access from Lower Clanbrassil Street, with reception area, series of private treatment rooms & WC.
Both units are currently occupied on expired leases.
Passing contracted rent: €37,920 per annum.

Location
Positioned in the sought-after district of Portobello, this property benefits from strong visibility and footfall at one of the city's key intersections. The area is a cultural and commercial hotspot—home to thriving cafés, restaurants, and independent retailers—all just minutes from Dublin city centre.

This is a rare chance to secure an income-producing asset with clear potential for redevelopment or repositioning, all within one of Dublin's most trendiest locations.

To access the legal pack, please copy and paste the link below

http://www.iamsold.ie/properties/5f539008baa84a208b802d0561bd642c/auction-pack

TO VIEW OR MAKE A BID Contact Vincent Finnegan Auctioneers or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.