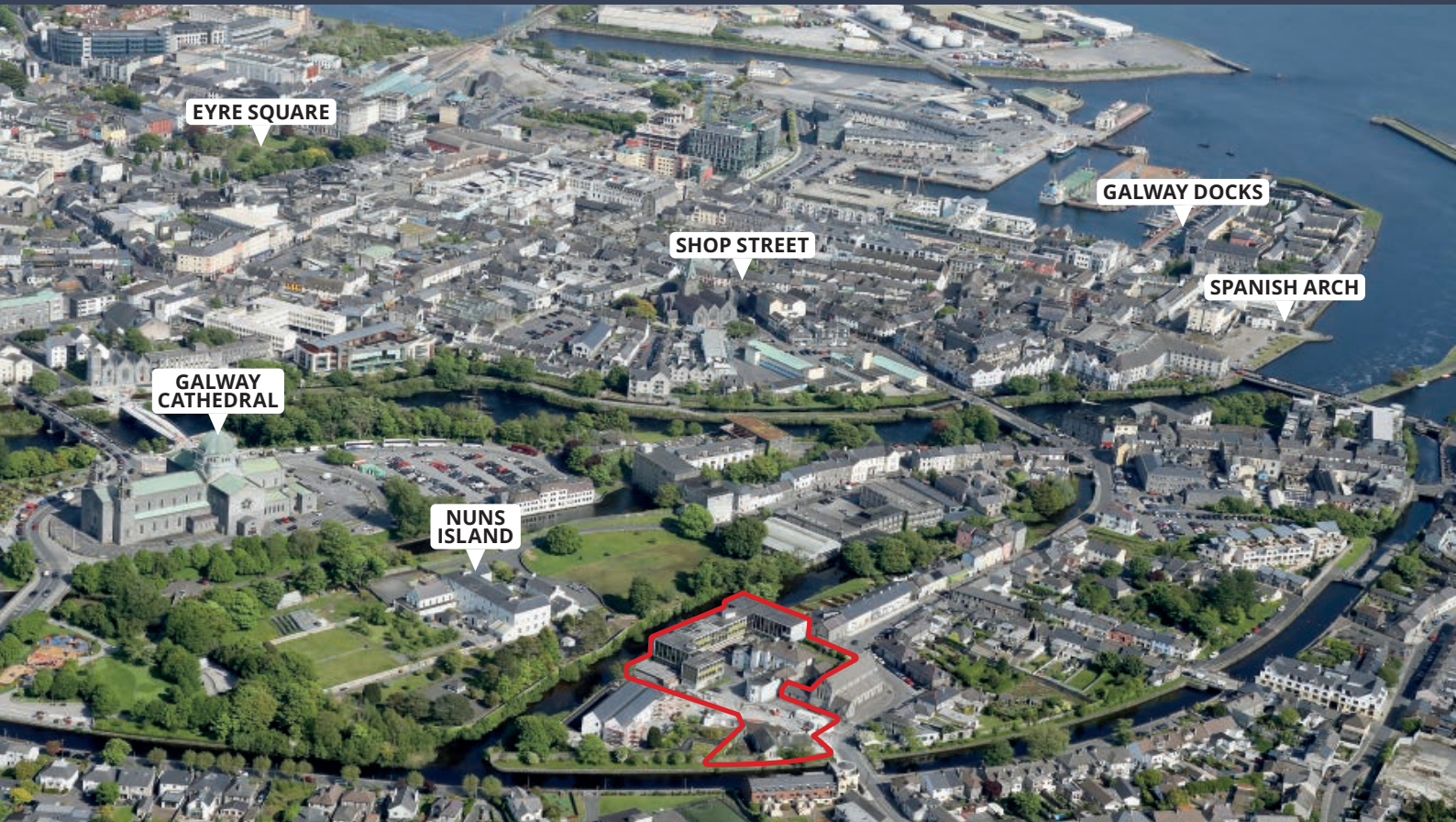


FOR SALE BY PRIVATE TREATY

BER C3

Exceptional City Centre Redevelopment Opportunity on approx. 0.53 Hectares (1.32 Acres)

Presentation Road, Galway



Range of substantial buildings including period convent (25 Bedrooms), together with the former Our Lady's College secondary school and period national school, totalling approx. 3,828.5 sq.m (41,210 sq.ft) on a site of approx. 0.53 ha. (1.32 acs).



Highly sought-after location in the centre of Galway city, within walking distance of all the amenities the city has to offer.



The property is zoned 'Community, Cultural and Institutional' in the Galway City Development plan 2017 - 2023 with all main services available.



Feasibility report outlines potential for hotel (82 Beds) and residential uses (60 Units) on the site, s.p.p.



Unique redevelopment opportunity in heart of Galway city, with potential for variety of uses, incl. hotel, residential, office/conference, educational, etc.

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Location

The property is located at the heart of Galway city centre, off Presentation Road and situated between the river Corrib and the Eglington Canal; immediately west of Nun's Island.

This is a prime location, west of the main shopping and cultural district of the city, off Eyre Square and south of the University of Galway and is conveniently located just a short walk from all of the amenities and attractions of this vibrant city.

The area is well served by public transport with numerous bus routes to and from the city including the 401 & 410. Galway city also has the benefit of a train station at Eyre Square approx. 15 minutes' walk from the subject property.

Galway is a university city and the commercial and cultural capital of the west of Ireland and a major tourism centre, situated on the river Corrib, between Lough Corrib and Galway Bay.

Galway is the fourth largest city in Ireland by population, with 84,414 city residents per the 2022 Census and a vibrant city centre with string demand for residential accommodation and hotels in particular.

Galway is the economic hub for the west of Ireland and a strong centre for manufacturing, logistics, R&D, healthcare and retail, as well as being a major engine for tourism and the arts. There are numerous multinational companies based in Galway and major employers in the areas of ICT, medical equipment, electronics, etc.

Galway is readily accessible by all major forms of transport, including road (M6 to Dublin), rail (Ceannt station) and bus (national & regional services) as well as having its own airport (6km from city) and harbour.



Spanish Arch



Eyre Square

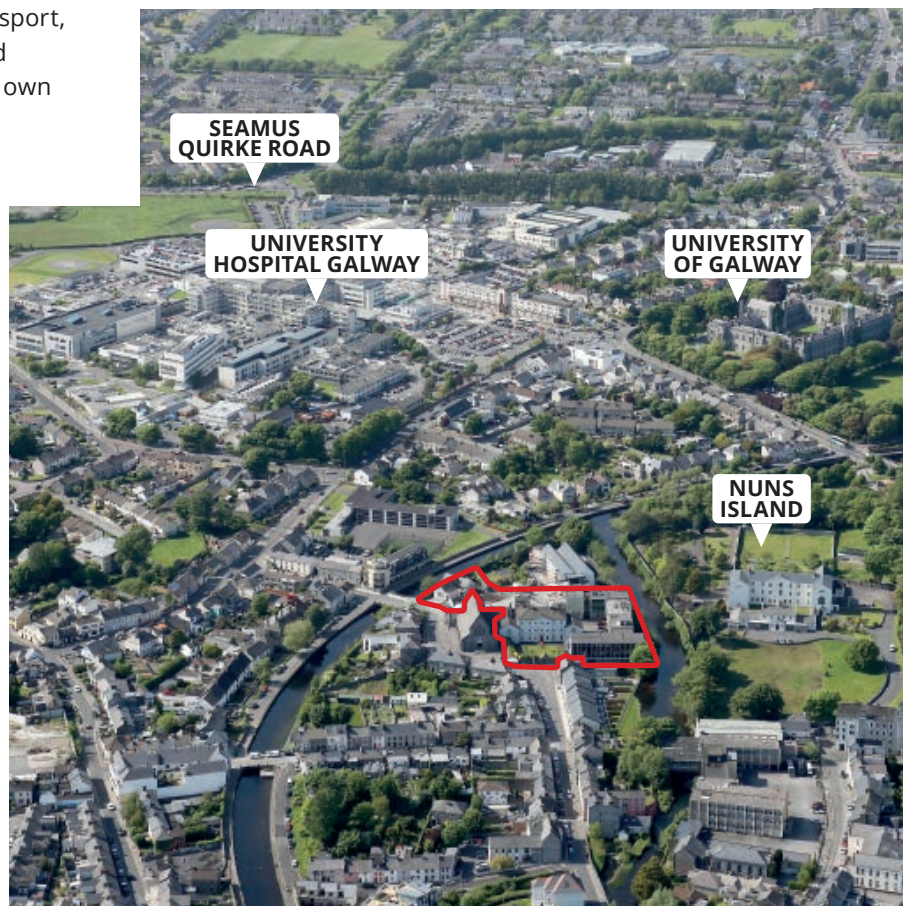
Presentation Road is characterized by an elegant mix of period properties, modern townhouses, and cottages, exuding character and appeal, but with the vibrancy of being a short stroll from all of the services and amenities of Galway city centre.

Galway's population is continuously rising as the county's population rose by 8% from 2016 to 2022 with it reaching 277,737. Of this population in Galway 84,414 people live in Galway city, the county's average age was 39 which is slightly higher than the countries average of 38.8. There has been a large increase (14%) in the number of workers in Galway reaching 125,519 people.

Enjoy the best of both worlds—a peaceful residential environment while still being within close proximity to the vibrant city centre.



Shop Street



SEAMUS QUIRKE ROAD

UNIVERSITY HOSPITAL GALWAY

UNIVERSITY OF GALWAY

NUNS ISLAND

The Property

The property comprises a range of buildings totalling approximately 3,828.5 (41,210 sq.ft) on a site area of approx. 0.53 hectares (1.32 acres).

The buildings include the Presentation Convent; a period building and protected structure of approx. 1,229.7 Sq.m (13,237 sq.ft), as well as the former Our Lady's College secondary school, being a more modern three storey structure totalling 2,426.4 Sq.m (26,117 Sq.ft) and also the former Presentation national school, consisting of 172.4 Sq.m (1,856 Sq.ft).

Convent

The original 'Presentation Convent' is an striking three storey residence built circa 1750; once comprising a charter school, military barracks and later a fever hospital.

The property includes 25 bedrooms, as well as four main reception rooms, an oratory, stores and various other rooms suitable for a multitude of uses. The property also includes a mature walled garden to the front of the convent.



Secondary School

The former secondary school building totalling some 2,426.4 sq.m (26,117 sq.ft) sits on the eastern side of the site in close proximity to the canal.

This is an imposing 1960's concrete frame building and was occupied up to 2022.

National School

The former national school is situated in the site's south-western corner and comprises 172.4 sq.m (1,856 sq.ft). This is a single storey period structure, in need of refurbishment.

The Site

The entire comprises a site area of approx. 0.53 ha. (1.32 acres) and would be suited to redevelopment for alternative city centre uses, subject to planning permission and having regard to the inclusion of protected structure(s), e.g. the convent building.



Accommodation

Convent

	SQ. M.	SQ. FT.
Ground	546.7	5,885
First	479.4	5,160
Second	203.6	2,192
Total	1,229.7	13,237

Secondary School

	SQ. M.	SQ. FT.
Ground	690.5	7,432
First	867.7	9,340
Second	868.2	9,345
Total	2,426.4	26,117



Primary School

	SQ. M.	SQ. FT.
Ground	172.4	1,856
Total	172.4	1,856

Overall

	SQ. M.	SQ. FT.
Overall Total	3,828.5	41,210

*The above floor areas are not guaranteed or warranted by the selling agents and intending purchasers should satisfy themselves as to their correctness.



Planning

Zoning

The property is located within an area zoned 'CF - Community, Cultural and Institutional' in the Galway City Development plan 2017 – 2023.

The objective is 'To provide for and facilitate the sustainable development of community, cultural and institutional uses and development of infrastructure for the benefit of the citizens of the city'.

The lands at Presentation College, Presentation Road has a specific development objective to contribute to the protection and enhancement of adjacent waterways and protected structures on site.

Protected Structures

Part of the property is included in Galway City Council's Record of Protected Structures and the protected structures on the site are listed below:

Address	Reference No.
Presentation Convent	7702
Presentation School	7703
Post Office	7704



Feasibility Report

Sean Dockry & Associates Architects, Galway, have carried out a feasibility study on the site to assess the development potential of the property and a copy of that report is available on request.

It is a matter for interested parties to make their own enquiries and to form their own views in relation to future development potential, however the feasibility provides some guidance as to possible future options.

In summary, it provides two potential options; one being for hotel use and the other for residential use.

Option 1 (Hotel Use) envisages the conversion of the existing buildings for hotel rooms and ancillary accommodation, to provide 82 bedrooms across the three buildings. Schedule of accommodation can be seen below.

Unit Type	No. of Beds
Old Convent	21
National School	1
Secondary School	60
Total Beds	82

Option 2 (Residential Use) includes the demolition of the secondary school and construction of a four storey apartment building, together with the conversion of the convent and national school to residential use, providing in total for 60 apartments. Schedule of accommodation can be seen below.

Unit Type	No. of Beds
Old Convent – 1 Bed	4
Old Convent – 2 Bed	7
National School – 2 Bed	1
Secondary School – 1 Bed	12
Secondary School – 2 Bed	36
Total Units	60

The Opportunity

This proposed sale presents the purchaser with a very rare and hugely exciting opportunity to acquire a prime site in the heart of Galway city centre, suitable for redevelopment, subject to planning permission.

The site is rich in history and the property exudes character; offering a tremendous opportunity for developers to create a unique city scheme, for a variety of uses, or for owner-occupiers seeking a suitable "campus" style property in the city.

The property would be particularly suitable for a high quality development comprising residential use, or for a premium hotel, maximising the existing buildings and complemented by "new-build".

Alternative uses might include medical/healthcare, educational and offices/convention centre.

Title

Freehold.

Services

All main services are connected to the property.

Price

€2,500,000

Sales Process

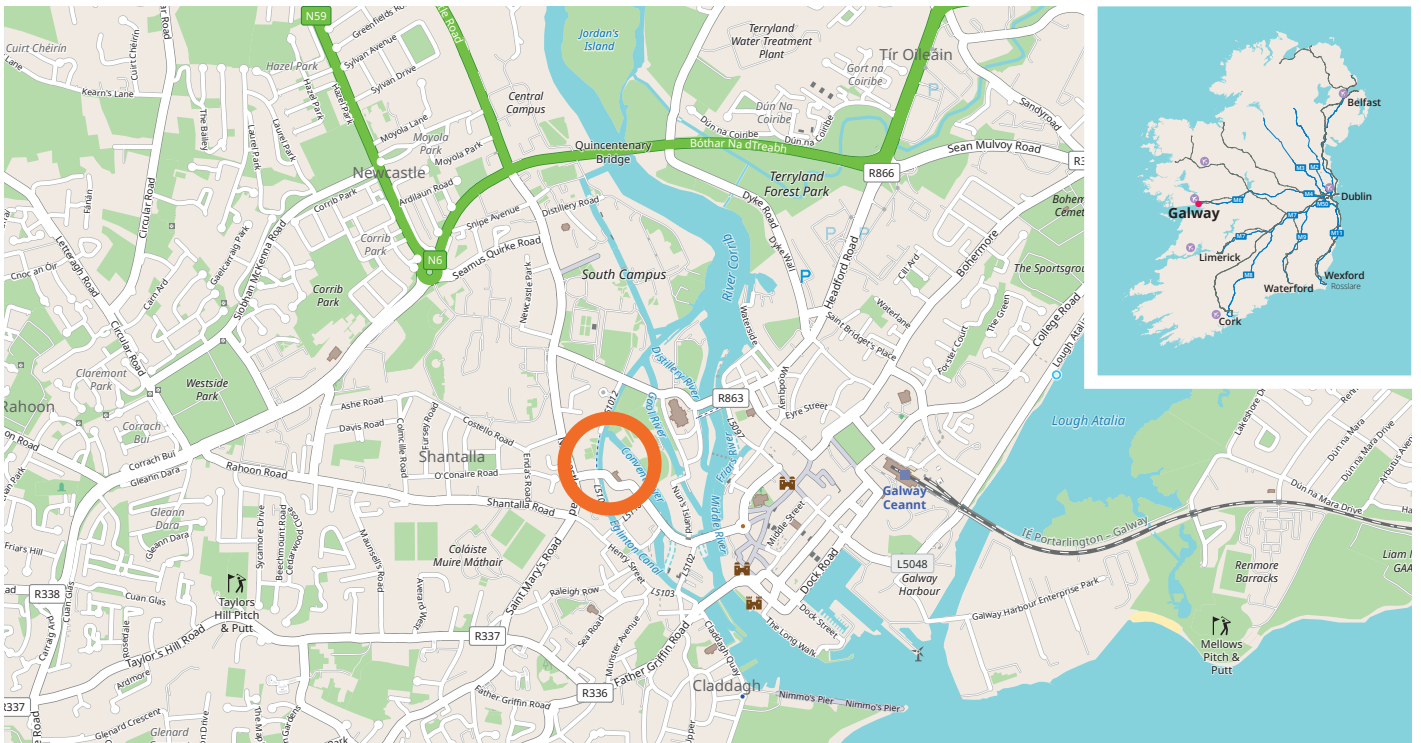
For Sale by Private Treaty

Solicitor

Mullany Walsh Maxwells
19 Herbert Place, Dublin 2
Ref: Geraldine Griffith

Sales Process

For Sale by Private Treaty



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DISCLAIMER: Subject to Contract/Contract Denied. Without Prejudice. The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and interested parties should satisfy themselves by inspection as to their correctness.

Viewings

Viewings shall be strictly by appointment to be arranged through the sole selling agent Avison Young.

Contact

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