

Traditional style City Centre Licensed Premises with Business  
and Property Development Opportunities



# SHANAHAN'S

25 The Coombe, Dublin 8

- Renowned traditional style Lounge Bar and First Floor Function Room extending to approx. 239 SQ.M. GIA
- Pivotal trading position within an area undergoing intensive rejuvenation
- Excellent potential to develop a high volume business from the densely populated surroundings

BER D1

Morrissey's

Lisney





Teeling Distillery, Newmarket Dublin 8



Grafton Street



St. Patrick's Cathedral



Hueston Station



Marsh's Library



Dublin Castle



Guinness Storehouse



Christ Church Cathedral



Tour Bus St. Patrick's Cathedral

# Location

Shanahan's commands an excellent corner trading position at the Coombe and Hanover Street West, one of the oldest parts of Dublin City Centre, which has witnessed considerable rejuvenation in recent years. The premises are immediately adjacent to the important junction of Clanbrassil Street and Patrick Street, being one of the main arterial routes to and from Dublin's South City.

There are two hugely popular tourist attractions adjacent to the property in St. Patrick's Cathedral on Patrick Street and Teeling Distillery in Newmarket square. The property is also located within walking distance of the St. Stephen's Green / Grafton Street retailing district and is convenient to Heuston Station, The Guinness Storehouse, Christchurch Cathedral and St. James' Hospital.

The close proximity by foot of the Coombe to Dublin 2's prime retailing and business district has resulted in this area becoming a popular place for city living with numerous high density apartment blocks being constructed in recent years.

Importantly, there are two large hotels under construction within close proximity; The Maldron Hotel Kevin St. with 140 bedrooms and The Sheraton Hotel on Dean St. with 237 bedrooms.

Longer term there are ambitious plans to regenerate nearby Newmarket Square with a reported 400,000 sq.ft of development comprising a 239 bedroom hotel, an indoor market, a micro brewery, retail and office space and residential accommodation. In addition there is also the reported €1bn redevelopment planned by Diagio for 12.6 acres of its St James's Gate site.

SHANAHAN'S



# The Property

Shanahan's comprise a well-appointed traditional style licensed premises completely rebuilt in 1997 and maintained since to a very high standard throughout.

The property is laid out with lounge bar accommodation to ground floor level together with lounge / function accommodation to first floor. Service and storage accommodation are located to basement level.

There is high density development next door to the property and subject to the necessary planning permissions either guest bedroom accommodation or an additional rental income stream could be created by construction of additional floors on top of the current structure.

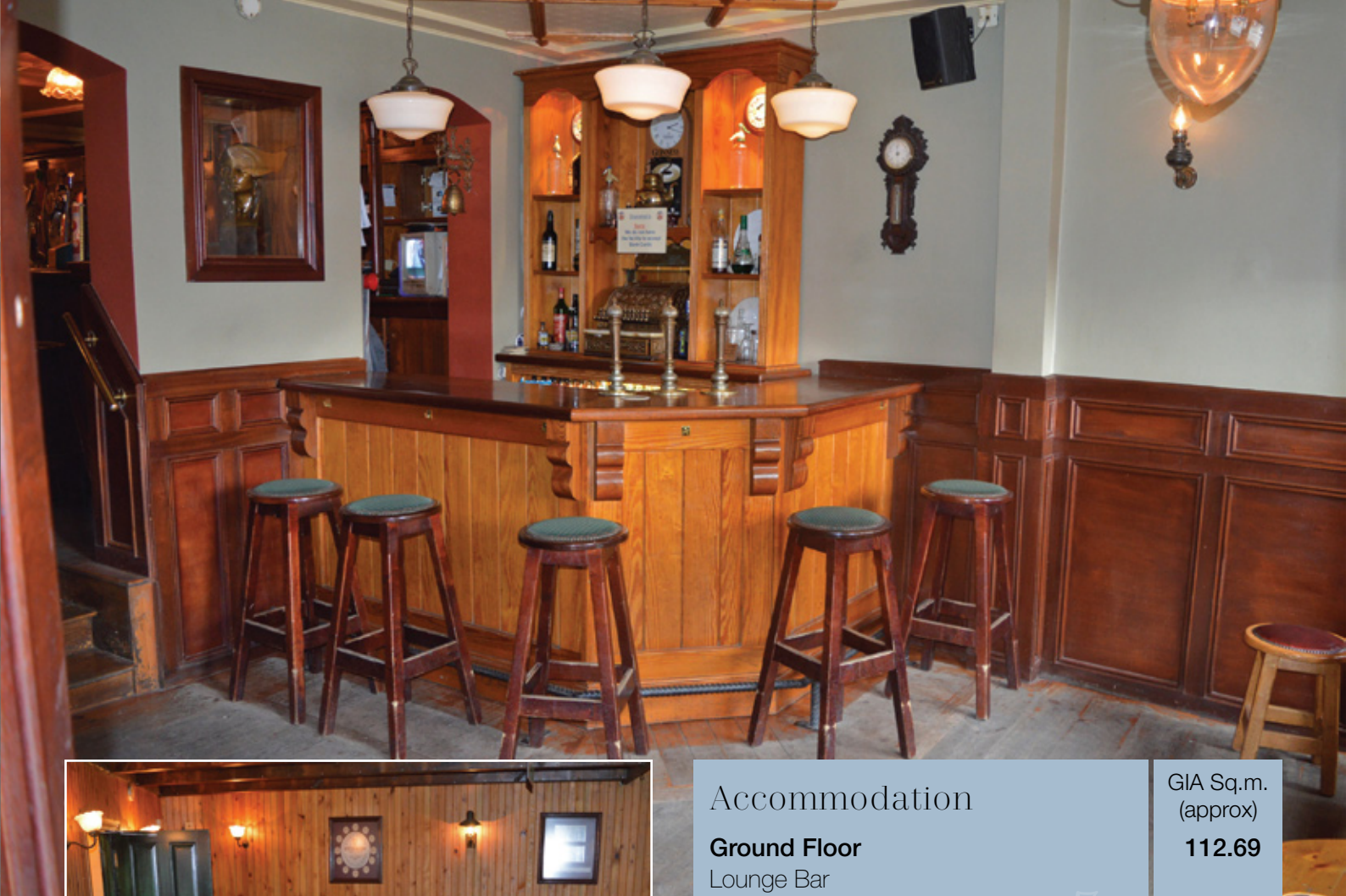
# The Opportunity

Shanahan's represents an excellent opportunity to acquire a well-appointed traditional style licensed premises currently operated along very conservative lines affording a purchaser the significant opportunity to develop a high volume business derived from its densely populated surroundings that can be augmented by the creation of either additional trading income or a rental income stream from constructing additional floors above the licensed premises.



SHANAHAN'S





# Zoning

Zone Z1: Sustainable Residential Neighbourhoods ' To protect, provide and improve residential amenities'.

Permissible and Open for consideration uses under this zoning objective include Residential, Hotel, Hostel, Bed & Breakfast, Public house, Restaurant, Betting Office and Retail.

## Accommodation

### Ground Floor

Lounge Bar  
Ladies & Gents Toilets

GIA Sq.m.  
(approx)

**112.69**

### First Floor

Lounge Bar  
Ladies & Gents Toilets

**103.86**

### Basement

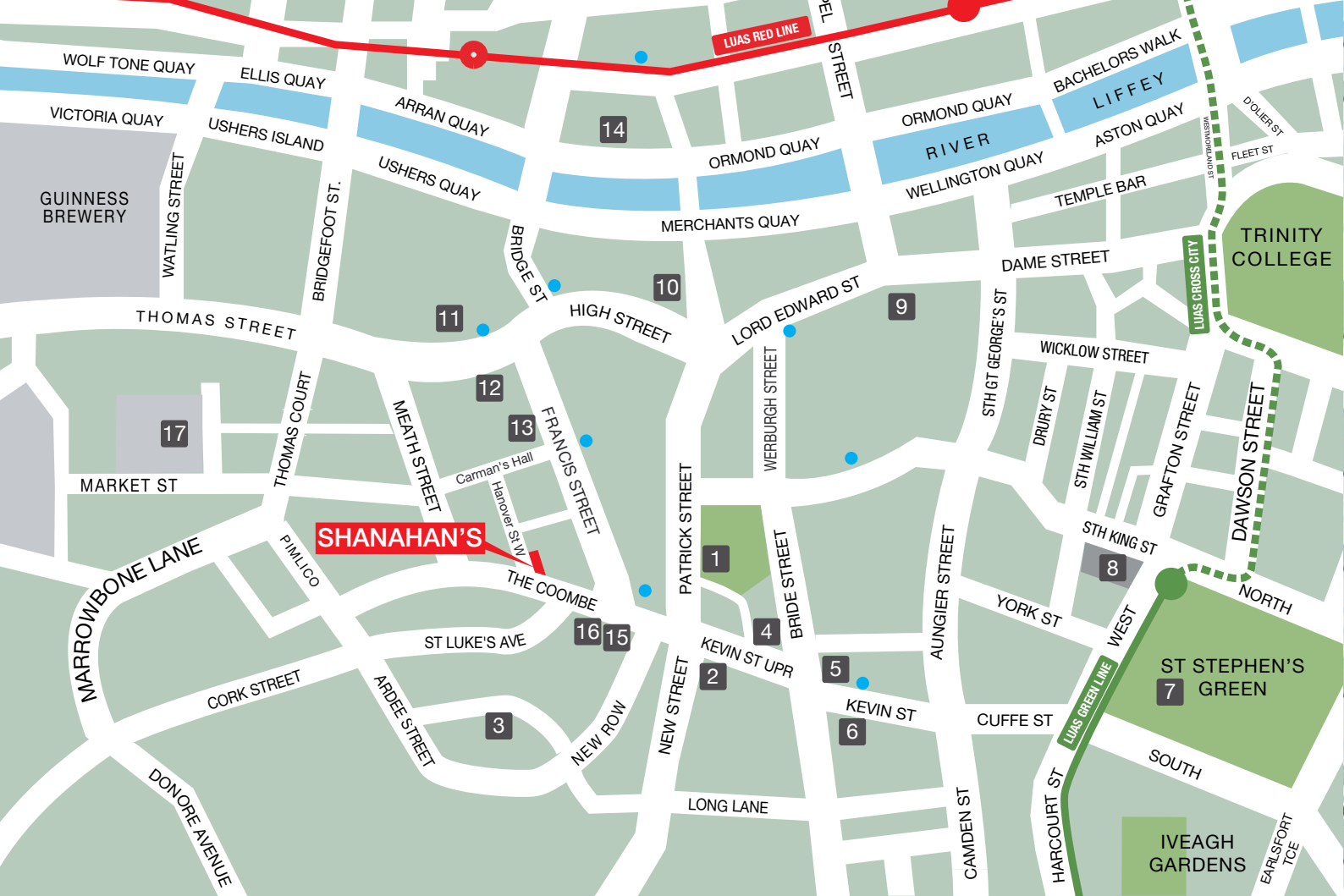
Bottle Store  
Cold Room

**22.76**

### TOTAL

**239.24**





Location Map

Not to Scale (for identification purposes only)

- LUAS Green Line
- LUAS Cross City
- LUAS Red Line
- Dublin Bike Station

1.

St Patricks Cathedral
2.

Dalata Hotel Site  
(currently under development)
3.

Teelings Whiskey Distillery
4.

Garda Divisional Headquarters  
(currently under development)
5.

National Archives
6.

D.I.T Kevin Street
7.

St. Stephens Green
8.

St Stephens Green Shopping Centre
9.

Dublin Castle
10.

Christchurch Cathedral
11.

National College of Art & Design
12.

Vicar Street
13.

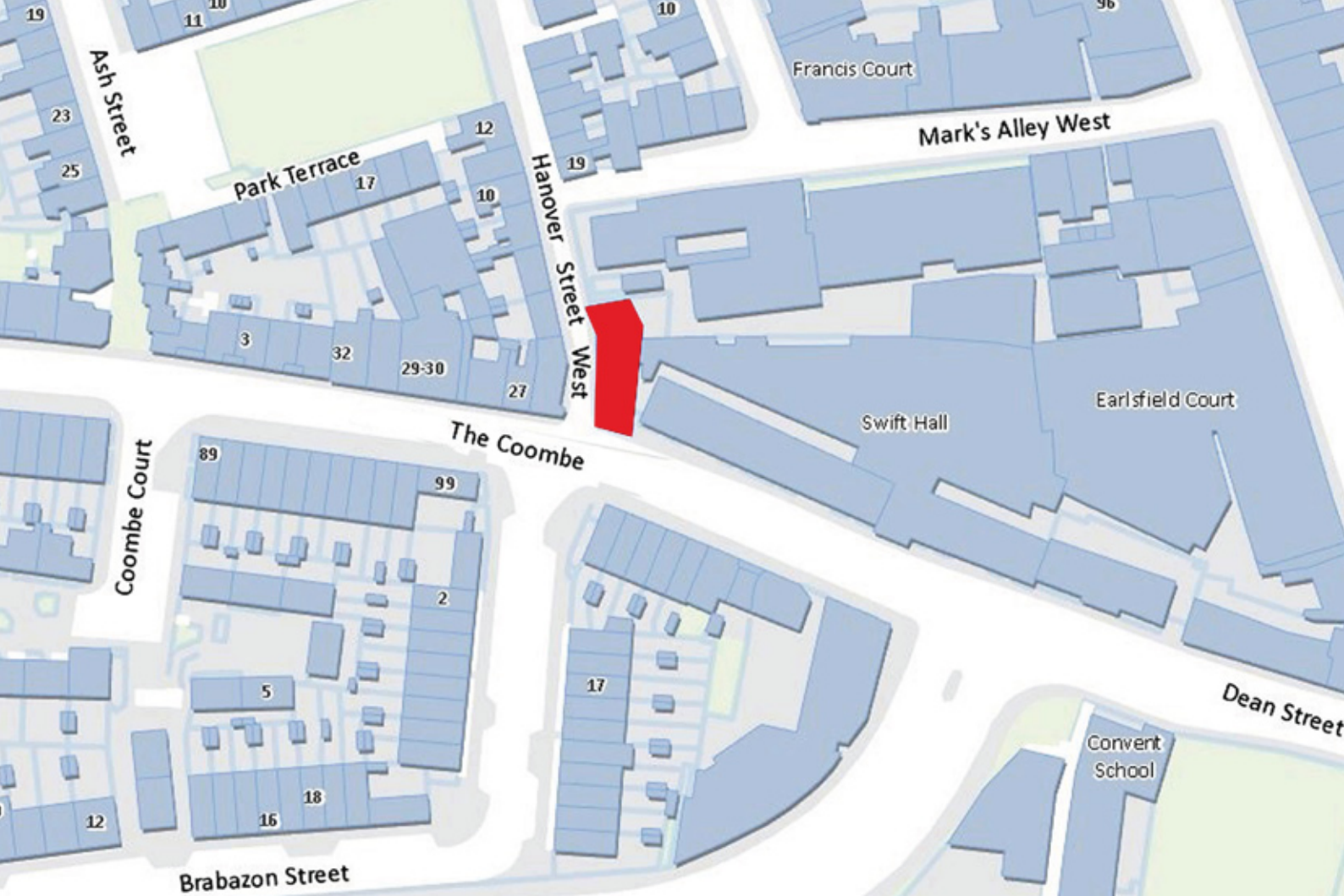
Tivoli Theatre
14.

Four Courts
15.

Fallon's Licensed Premises
16.

Planned Hodson Bay Hotel
17.

Guinness Storehouse



Property Boundary  
Site Map

Site Outline  
Not to Scale (for identification purposes only)

BER Details

| BER Rating | BER No.   | Energy Performance Indicator kWh/m²/yr |
|------------|-----------|--|
| D1         | 800634032 | 1035.11                                |

|                     |  |
|---------------------|--|
| Title:              | Unencumbered Freehold / Long Leasehold |
| Licence:            | Ordinary 7-Day Publican's Licence      |
| Rateable Valuation: | €32,400                                |
| Rate Multiplier:    | 0.256                                  |
| Rates Bill 2016:    | €8,294.00                              |





# SHANAHAN'S

25 The Coombe, Dublin 8

Viewing strictly by prior appointment with Sole Agent.  
Inventory of Furniture & Effects included in the sale available upon request.



**Morrissey's**

**Lisney**

## Agents

Tony Morrissey & Shane Markey  
Morrissey's  
St. Stephens Green House  
Earlsfort Terrace  
Dublin 2  
PSRA Licence No: 003921

Tel: +353 1 676 5781  
E: [property@morrisseys.ie](mailto:property@morrisseys.ie)  
W: [www.morrisseys.ie](http://www.morrisseys.ie)

## Solicitor

Dan Murphy  
AMOSS  
Warrington House  
Mount Street Crescent  
Grand Canal Dock  
Dublin 2

Tel: +353 1 212 0400  
E: [law@amoss.ie](mailto:law@amoss.ie)

## ACCOUNTANTS

Deirdre Flynn  
Cronin & Co.  
1 Terenure Place  
Terenure  
Dublin 6W

Tel: +353 1 490 1670  
E: [info@croninco.ie](mailto:info@croninco.ie)

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