

CITY CENTRE LICENSED PREMISES & OVERHEAD ACCOMODATION

# THE SACKVILLE LOUNGE

Lot 4 of the

D1

Dublin One  
Collection



- Easily managed licensed premises in the heart of the City Centre
- Extends to approx. 237 m<sup>2</sup> over four floors.
- Located within one of Dublin's principal shopping and tourism districts
- Surrounding area is witnessing substantial investment and development

# Location

- Situated in the heart of the Dublin city centre in one of its most popular tourist and shopping areas.
- Adjacent to The Clerys Redevelopment which is set to be redeveloped as a prime retail, office and hotel development in the coming months. Other developments in the immediate area include a new 158 bedroom Hotel on Sackville Place which is under construction and expected to open in 2019.
- Established commercial area with an array of hotels, high street retail, office buildings and food and beverage establishments.
- Occupiers in the immediate vicinity include Easons, Penneys (Primark), Clarks, Schuh, Burger King, McDonalds, Carrolls Gifts while major shopping destinations including Jervis Street Shopping Centre, Ilac Centre, Arnotts and Henry Street are located nearby.

- O'Connell Street is the city's main thoroughfare and principle arterial route from Dublin city centre to the northern part of the city.
- Footfall numbers on O'Connell Street are amongst the highest for Dublin city with over 30.3 million pedestrians on O'Connell Street recorded in 2017. Of these approx 13 million passed by the neighbouring The Clerys Building.

Destination	Distance
Henry Street	125m
Trinity College	465m
IFSC	600m
Grafton Street	615m
Convention Centre	1.4km

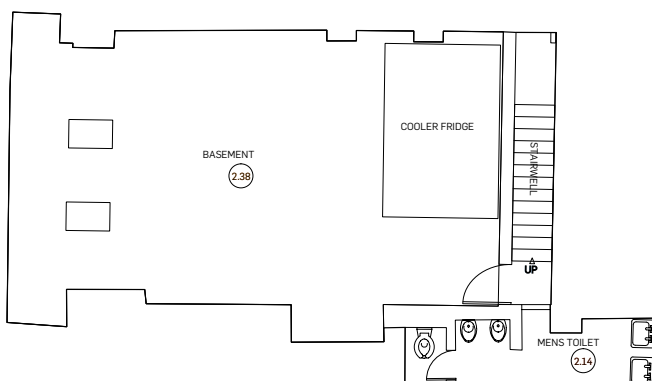
# Description

The Sackville Lounge Licensed premises comprises the ground floor, part first floor and basement of an end of terrace three storey over basement building with residential accommodation to part first and second floor.

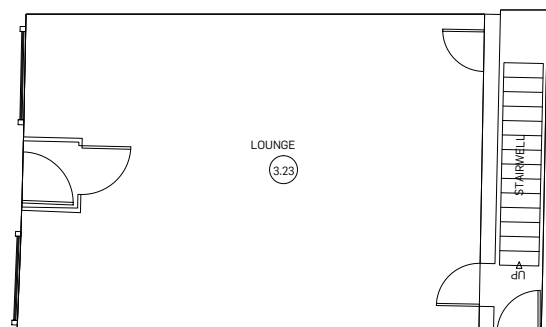
The ground floor is fitted out to a traditional style and is well laid out with central bar serving area allowing for ease of management.

Cold room, stores and gents toilets located to basement level with ladies toilets to first floor level.

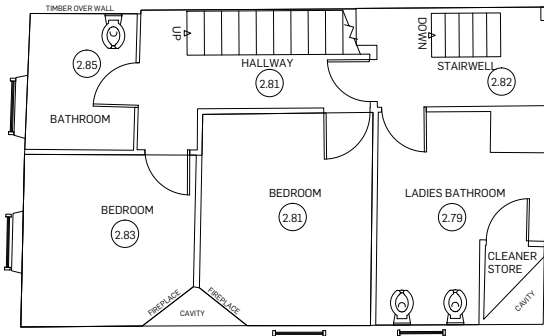
## Basement



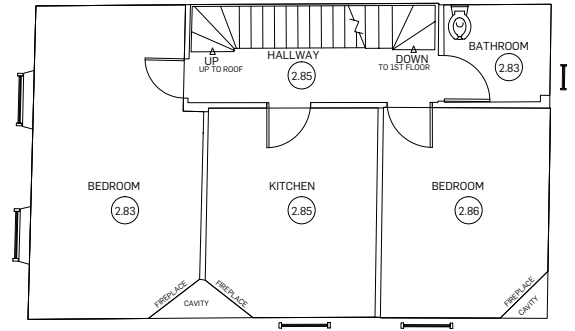
## Ground Floor



### First Floor



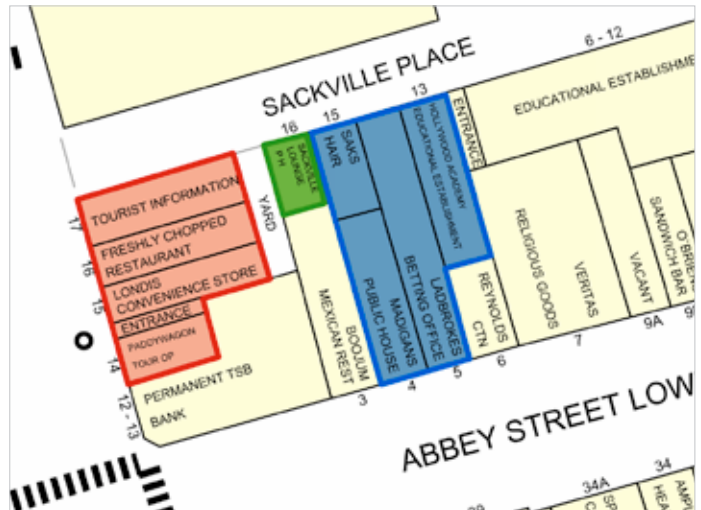
### Second Floor



# The Dublin One Collection

For sale by Private Treaty in one or three lots

- Lot 1 Entire
- Lot 2 14-15 O'Connell Street Lower & 16-17 O'Connell Street Lower
- Lot 3 4 Abbey Street Lower, 5 Abbey Street Lower, 14 Sackville Place, 13 Sackville Place, 15 Sackville Place
- Lot 4 16 Sackville Place



# Accommodation

Property	Floor	Approx GIA	Approx NIA	Description
No. 16 Sackville Place	Second	592	442	Residential
	First	593	233	Part Residential / Public House
	Ground	576	506	Public House
	Basement	791	628	Public House
	<b>Sub Total</b>		<b>2,552</b>	<b>1,809</b>

## Title

The Title to the Property is Freehold / Long Leasehold.

## Licence

7-Day Publicans Licence

## Commercial Rates

RV:	€ 40,000
Rate Multiplier:	0.258
Rates Bill 2018:	€10,320

## Further Information / Viewings

Full access to a dedicated website and secure data room is available on request.

Viewings are strictly by appointment only with the joint selling agents.



### **Adrian Trueick**

E. [adrian.trueick@ie.knightfrank.com](mailto:adrian.trueick@ie.knightfrank.com)  
T. 01 634 2475

### **Ross Fogarty**

E. [ross.fogarty@ie.knightfrank.com](mailto:ross.fogarty@ie.knightfrank.com)  
T. 01 634 2466

20-21 Upper Pembroke Street,  
Dublin 2



### **Shane Markey**

E. [smarkey@lisney.com](mailto:smarkey@lisney.com)  
T. 01 638 2804

### **Duncan Lyster**

E. [dlyster@lisney.com](mailto:dlyster@lisney.com)  
T. 01 638 2743

### **Christopher Belton**

E. [cbelton@lisney.com](mailto:cbelton@lisney.com)  
T. 01 638 2750

St Stephen's Green House,  
Earlsfort Terrace, Dublin 2