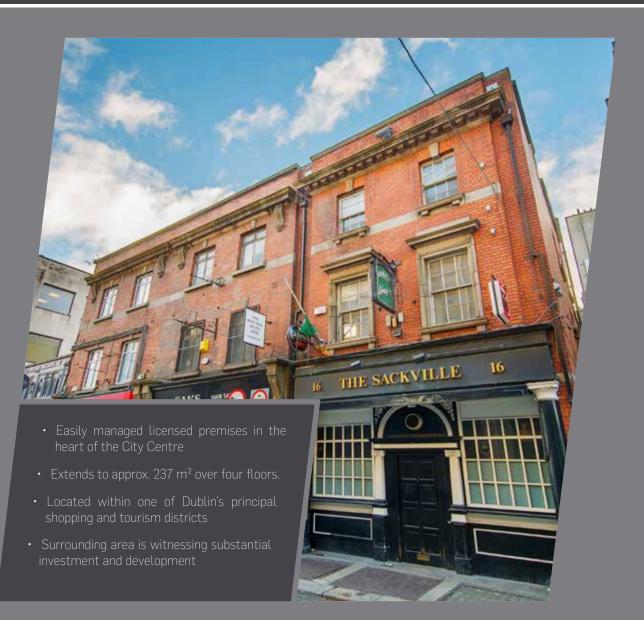
THE SACKVILLE LOUNGE

Lot 4 of the



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

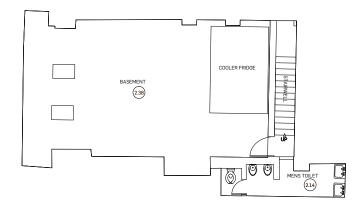
Description

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.

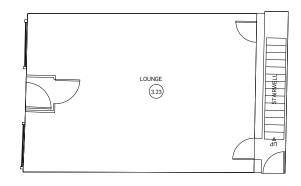
The ground floor is fitted out to a traditional style and is well laid out with central bar serving area allowing for ease of management.

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

Basement

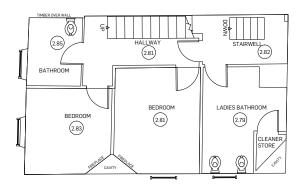


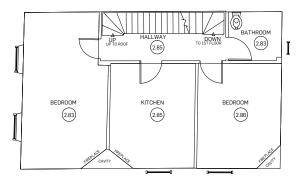
Ground Floor



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



Accomodation

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
	Sub Total	2,552	1,809	

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 T. 01 634 2475

Ross Fogarty

E. ross.fogarty@ie.knightfrank.com T. 01 634 2466

20-21 Upper Pembroke Street, Dublin 2



Shane Markey E. smarkey@lisney.com T. 01 638 2804

Duncan Lyster E. dlyster@lisney.com T. 01 638 2743

Christopher Belton E. cbelton@lisney.com T. 01 638 2750

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

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by the joint selling agents Lisney and Knight Frank, as the vendor's agents, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney / Knight Frank as the vendor's agents, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Lisney / Knight Frank, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney / Knight Frank. Please note we have not tested any apparatus, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No's. 001848 / 001266.