

BAR EILE

1 BAGGOT STREET UPPER
BALLSBRIDGE, DUBLIN 4, D04 WN52

BER EXEMPT

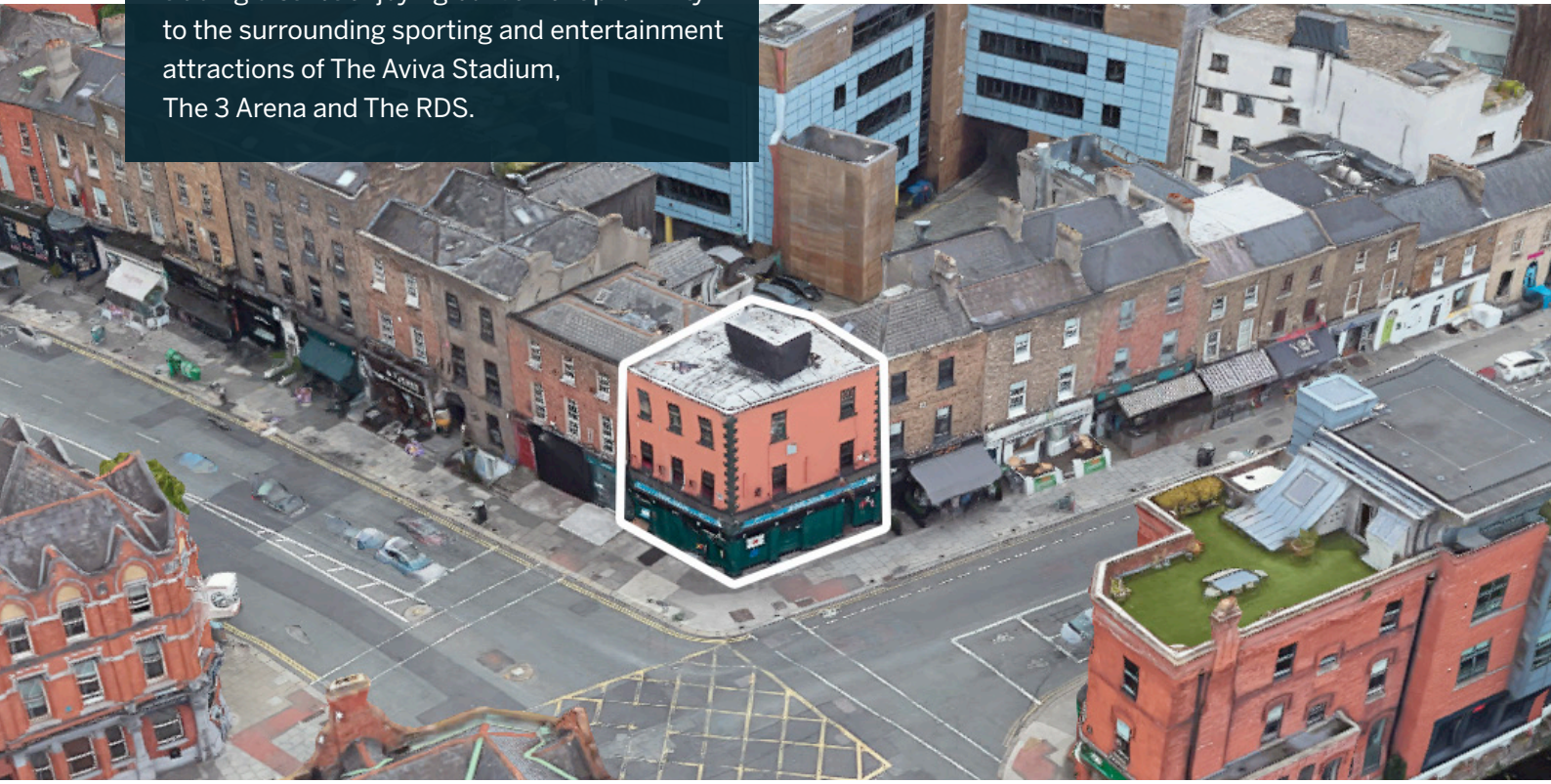


Landmark Lock-Up 7-Day Licensed Premises

FOR SALE BY PRIVATE TREATY AS A GOING CONCERN

Lisney
COMMERCIAL REAL ESTATE

Excellent opportunity to acquire a landmark licensed premises pivotally positioned within the highly regarded Baggot Street Upper trading district enjoying convenient proximity to the surrounding sporting and entertainment attractions of The Aviva Stadium, The 3 Arena and The RDS.



I Location

Bar Eile enjoys a highly visible corner trading position at the intersection of Baggot Street with Mespil Road and Haddington Road within the heart of Dublin's South City Centre. The immediate area is an established commercial hub and home to notable occupiers such as Bank of Ireland, Amazon, LinkedIn together with numerous embassies all within close proximity.

The Baggot Street Lower area is also an established focal point for entertainment with prominent neighbouring occupiers including Searson's, the Mespil Hotel, The Waterloo, the Dylan Hotel, Smyth's and The 51 all adjacent further complemented by numerous established restaurants.

Notably, Bar Eile enjoys close proximity to the principal sporting and entertainment venues of The Aviva Stadium, The RDS Showgrounds & Arena, and the 3 Arena with the district being a popular meeting point for matchday and concert traffic.



The Property

Bar Eile comprises a prominent corner three storey over basement structure laid out with Bars to Ground, First and Basement levels complemented by external patio terrace areas and serviced by the requisite back of house and stores located to basement and second floor levels.

The licensed premises accommodation is compact and easily serviced enabling an operator to capitalise on low operational overheads.

The Opportunity

Bar Eile represents an excellent opportunity to acquire a compact and easily run licensed premises capable of generating strong volumes of trade that can be operated off low overheads ideally positioned within a prime commercial belt of Dublin City.

Convenience of access to the surrounding sporting and entertainment attractions also affords excellent scope to bolster trade and provides an excellent business development opportunity.

Accommodation

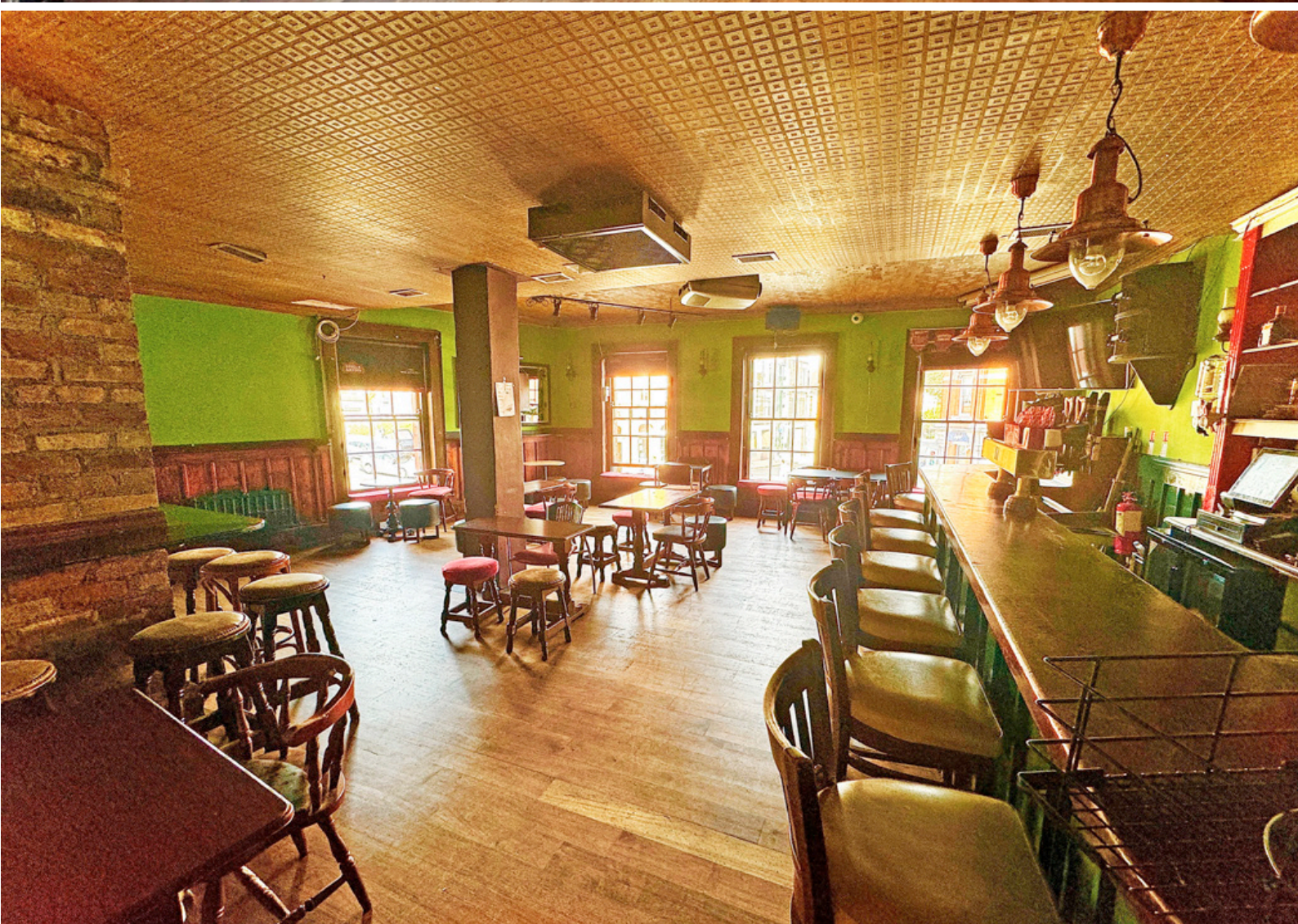
	GIA SQM
Ground Floor	76.0
Lounge Bar	
Gally Kitchen	
First Floor	76.0
Lounge Bar	
Patron Toilets	
Second Floor	76.0
Kitchen	
Managers Office	
Stores & Staff Changing	
Basement	92.3
Bar	
Patron Toilets	
Coldroom, Cellar & Stores incl drop grate delivery access from both Baggot St & Mespil Rd	
TOTAL	320.3

TITLE	
Title	Freehold
Licence	Publicans Licence (7-Day Ordinary)

COMMERCIAL RATES	
Rateable Valuation	€32,000
Rate Multiplier	0.2730
Rates Bill 2023	€8,736

BER DETAILS

BER Exempt.

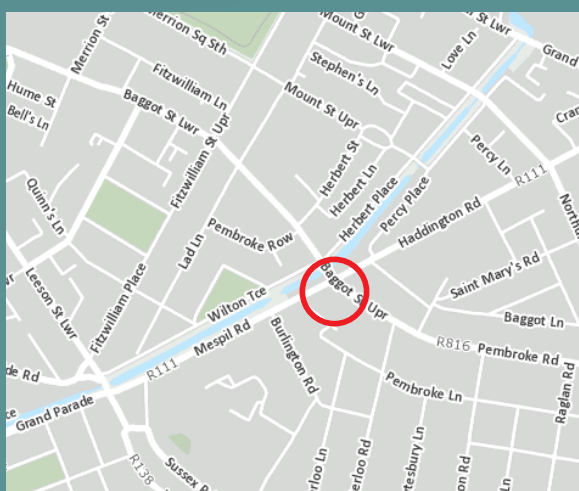






BAR FILE

1 Baggot Street Upper
Ballsbridge, Dublin 4, D04 WN52



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FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agents.
Full Inventory of Furniture and Effects included in
sale will be appended to the contract

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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 Lisney, as the vendor's agent, 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 as the vendor's agent, 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, 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. Please note we have not tested any apparatus, fixtures, 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. Lisney PSRA No. 001848.