

Lisney

COMMERCIAL REAL ESTATE



THE MEZZ BAR
& RIVER HOUSE HOTEL
TEMPLE BAR

HIGHLIGHTS



Prime Temple Bar location
with Dual access to Eustace
Street & Temple Lane South



Opportunity to establish
a high-volume beverage
venue to ground floor and
basement level.



29 Guest bedrooms within
Dublin's premier tourism
destination



Excellent transport
connectivity with LUAS
Green Line at College
Green



THE PROPERTY

The property comprises a 4 storey over basement Hotel and Bar extending to 15,037 sqft.

The property's ground floor and basement levels mostly comprise the Mezz bar and nightclub which extend to 7,200sq.ft and benefit from dual frontage and access from Temple Lane South and Eustace Street.

The upper floors contain 29 en-suite bedrooms for guest accommodation with reception and former breakfast area to ground floor level.



THE LOCATION

Temple Bar is the epicentre of Dublin's tourism attracting approximately 30,000 each day.

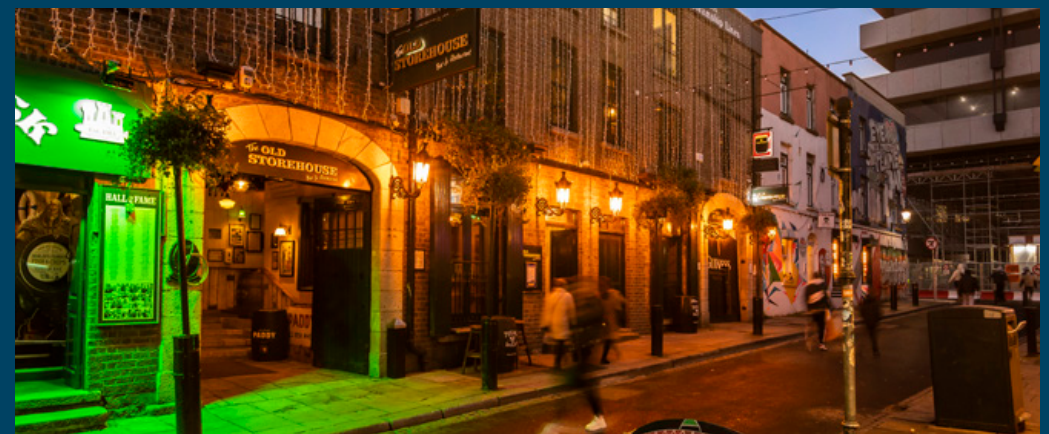
Located on the south side of the River Liffey Temple Bar is one of the most historic areas of central Dublin characterised by its small laneways and cobbled streets, the area has been designated as the city's cultural and artistic quarter since 1991.

Temple Bar is home to some of Dublin's best-known pubs, restaurants and late-night venues, some of the areas most renowned pubs include The Temple Bar, The Quays Bar, The Auld Dubliner, and The Foggy Dew. The immediate area has experienced many new developments such as the Central Plaza which provides for 35,000 sqft of retailing space, 15,500 sqft of venue space, and 73,000 sqft of office space over ten floors further complementing the already established quarter,

the Hard Rock Hotel, and the ongoing refurbishment of Temple Bar square, a project which saw Dublin City Council refurbishing 2,400m² of pavements and cobbled streets.

Temple Bar is further bolstered by its convenience to many of the city's most prolific landmarks including Trinity College, Guinness Storehouse, Dublin Castle, Christchurch Cathedral, and Grafton Street.

The property enjoys a central location within Temple Bar with its Temple Lane South entrance just 85m north of The Temple Bar Pub and its Eustace Street Entrance 85 meters north of the Fitzsimons/Norseman Intersection.





CENTRAL PLAZA

THE STOREHOUSE PUB

THE MERCANTILE

THE TEMPLE BAR SQUARE

THE RIVER HOUSE HOTEL & MEZZ BAR

THE QUAYS PUB

THE TEMPLE BAR PUB

THE NORSEMAN PUB



LICENSED PREMISES OPPORTUNITY

Temple Bar enjoys a large volume of daily visitors condensed into a small district. Accordingly, the bars within this quadrant enjoy high levels of turnover and profit and it is exceptionally rare for one to become available for sale. The premises includes two large, licensed floor plates – the ground floor with an entrance onto Eustace Street and the basement with an entrance onto Temple Lane. The licensed area is over 7,200 sqft in total presenting a significant opportunity to create a high volume, high margin beverage driven business from the passing tourist footfall.



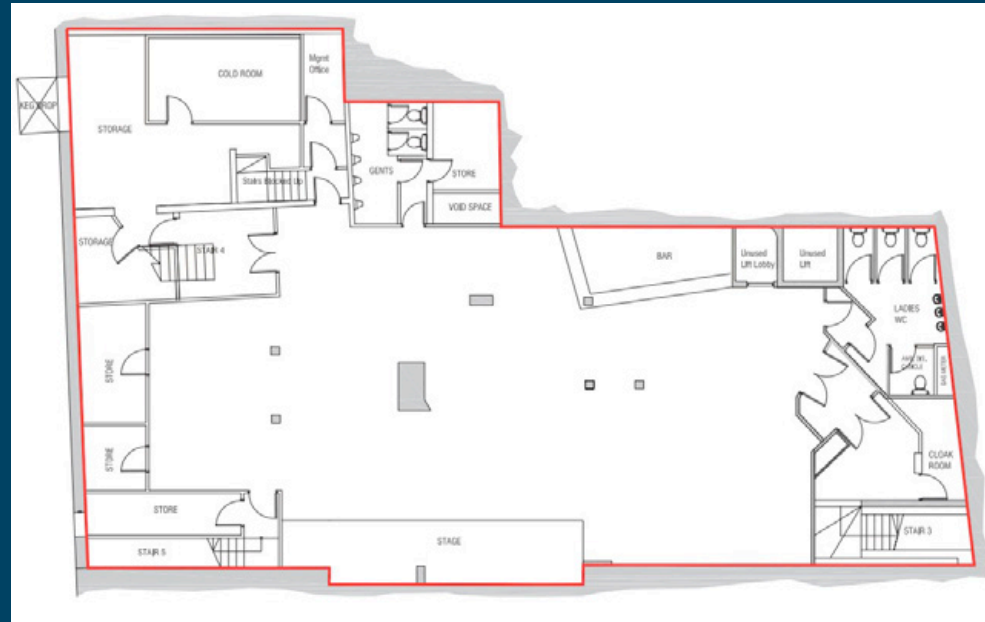
HOTEL OPPORTUNITY

Temple Bar is Dublin's most coveted hotel trading location home to just 14 hotels with an average size of 74 keys per hotel. This undersupply of hotel rooms, combined with the areas high density tourist population creates the potential for premium room rates with high occupancy levels.

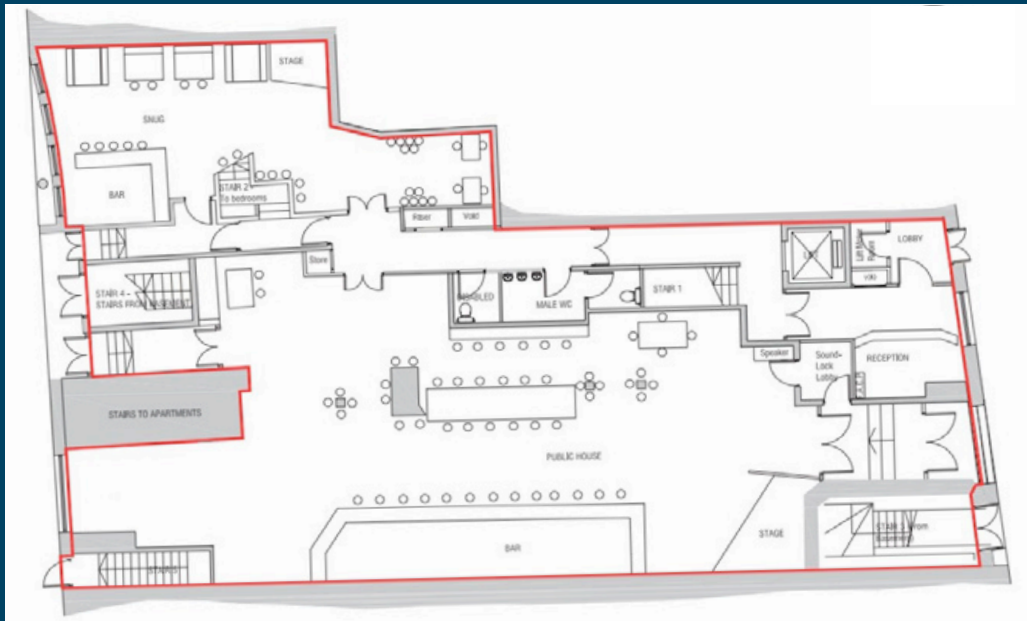


FLOOR PLANS

BASEMENT



GROUND FLOOR



FIRST FLOOR



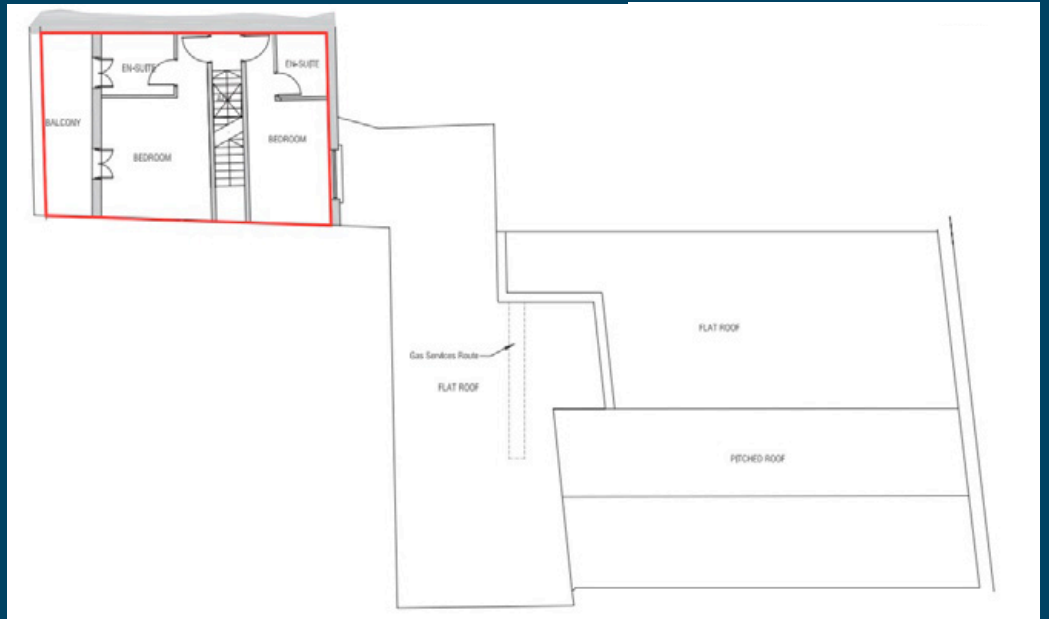
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



TITLE

Freehold

T.U.P.E

There are no staff transferring under TUPE legislation.

LICENCE

Publican's Licence (ordinary) Hotel - BF - 1902 Act (Public Bar)

BER

Exempt

DATA ROOM

Qualified interested parties can request access to a data room. The data room will contain Site maps, Licensing, Fire Certification Drawings and all other relevant property details

GUIDE

In Excess of €8,750,000

COMPARABLE SALES

The Dawson Hotel

Price Achieved: €16,000,000

Rooms: 36

Price Per Key: €444,444

Date: Q4 2023

The Wellington Hotel

Price Achieved: €14,000,000

Rooms: 38

Price Per Key: €368,421

Date: Q3 2022

Temple Lane Hotel

Price Achieved: €11,300,000

Rooms: 36

Price Per Key: €313,888

Date: Q3 2022

SOLICITOR

Susan Cosgrave

Cosgrove Gaynard Solicitors

39 Waterloo Road, Ballsbridge, Dublin 4

Inspections strictly by appointment with the sole selling agents Lisney CRE.

Lisney
COMMERCIAL REAL ESTATE

Lisney Commercial Real Estate

7th Floor St Stephens Green House

St. Stephens Green | Dublin 2

Rory Browne

T: (0)1 638 2700

E: rbrowne@lisney.com

Shane Markey

T: (0)1 638 2700

E: smarkey@lisney.com

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