

The  
**QUEENS**  
—Est. 1745—

**12 Castle Street | Dalkey | Co. Dublin**

Renowned Heritage Town Licensed Premises with  
valuable guest accommodation planning

*For Sale by Private Treaty as a Going Concern*

## OPPORTUNITY FEATURES

**Unique opportunity to acquire a substantial landmark hospitality complex centrally positioned within the heart of the renowned Heritage Town of Dalkey.**



C.882 sq.m

Substantial premises extending to c. 882 sq.m



Prominent

frontage with excellent south facing outdoor trading areas



Unrivalled

Opportunity to develop a lucrative Food, Beverage and Accommodation business capable of sustaining high volumes of year-round trade.



0.41 Acres

Town centre site extending to c. 0.165 Hectares / 0.41 Acres



Valuable

planning permission for 30 Bed Guest Accommodation extension.



## OPPORTUNITY SUMMARY

**Dalkey is a renowned Heritage Town enjoying a picturesque coastal location situated approximately 14kms South-East of Dublin City Centre.**

The Town is the focal point and service centre for the surrounding established and densely populated residential district and is well serviced by public transport facilities including Taxi, Dublin Bus and Dart light rail system.

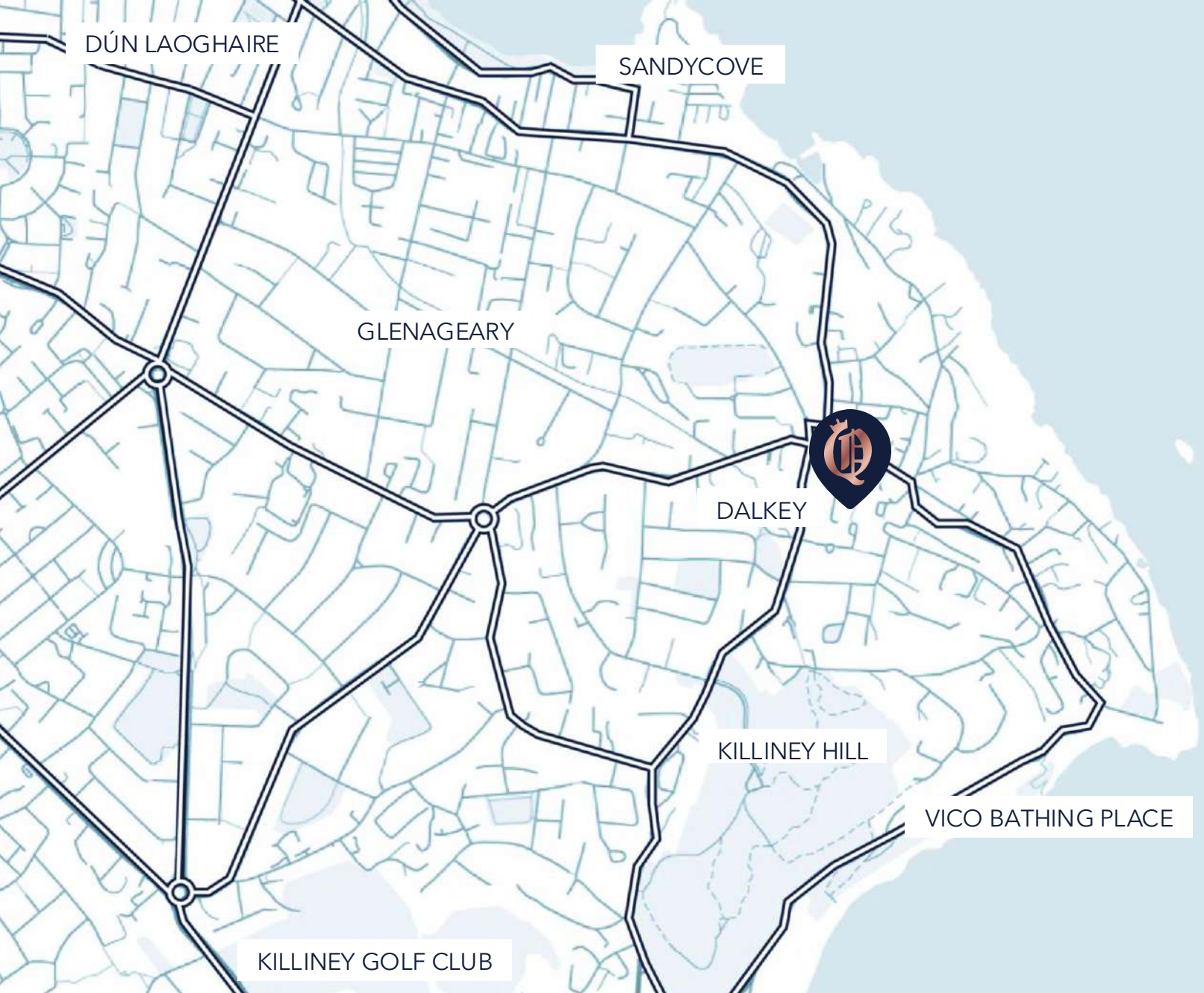
Due to its historical status combined with its coastal location the town is an extremely popular destination for day trippers, weekenders and both domestic and international tourists alike.

The property enjoys a highly visible trading position within the heart of the town directly opposite the Church and immediately neighbouring Dalkey Castle & Heritage Centre. Furthermore, an adjoining site names The Tramyard, recently secured planning permission for a vibrant mixed-use Town Centre development.

The Queen's therefore represents an excellent opportunity to acquire an iconic Licensed Premises synonymous with the popular Heritage Town of Dalkey benefiting from valuable planning permission for the development to the rear of 30 guest bedrooms within a two-storey extension that will no doubt facilitate further development and expansion of trade.



Site outline for illustration purposes only



## LOCATION

**The Queen's occupies an imposing and prominent trading position to the north side of Castle Street within the heart of the renowned heritage town of Dalkey.**

Dalkey is a long established and popular residential suburb of south county Dublin enjoying a host of amenities and is highly regarded as a tourism focal point.

The town is positioned upon Dublin's Coastal Trail attracting an influx of visitors throughout the year.

Adjacent property occupiers comprise a number of established complementary Restaurants and Licensed Premises together with local convenience retailers such as Newsagents, Bookmakers, Pharmacies, Butchers and a Supermarket.

Dalkey is located approximately 4kms South of Dun Laoghaire, 17kms South of Dublin City, 9kms East of Sandyford and the M50 Orbital Motorway, and 12kms north of Bray.



## THE PROPERTY

**Founded in 1745 The Queen's is one of Ireland's longest established licensed hostilities.**

The property comprises an attractive original three storey double fronted structure facing onto Castle Street complemented by a feature enclosed courtyard together with modern extensions to the rear.

Lounge Bar and Dining facilities are located to ground level serviced by kitchen, stores and patron toilet facilities. First Floor comprises a separate and self-contained function lounge independently serviced by kitchen and patron toilets with Managers Office, Staff Changing and Prep Stores positioned to second floor level.

The property enjoys the benefit of an enclosed rear Beer Garden together with gated access to on-site car parking.



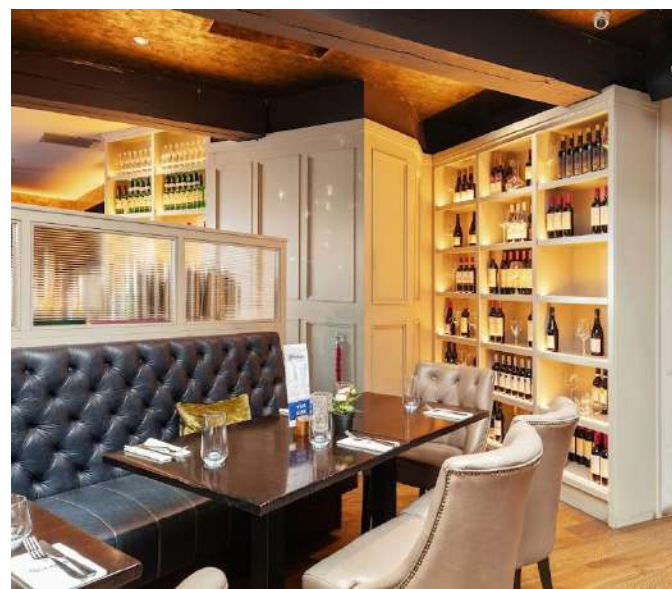
Site outline for illustration purposes only

## THE HISTORY

**The Queen's enjoys a long-standing association with Dalkey and is synonymous for the provision of a quality food, beverage and entertainment trade.**

Patronage is derived from the densely populated surrounding residential environs complimented by the high volume of tourists and day trippers attracted to the area throughout the year.

The current business is a traditionally focused food & beverage offering that affords strong potential for future growth and expansion.



# PLANNING PERMISSION

**The property enjoys the benefit of planning permission (ABP-317379-23 / D22A/0402) for the development of Guest Accommodation to the rear.**

The guest accommodation is contained within a pair of detached two storey structures comprising 30 Rooms in total laid out as 26 standard Doubles, 2 Disability Accessible Doubles and 2 Suites.

The guest accommodation is separated from the existing licensed premises property by a landscaped courtyard area.

A covered walkway is proposed to run through the centre of the guest accommodation development providing a sheltered and landscaped external amenity space which will also provide the primary means of access to the rooms.

The accommodation is laid out with groups of two rooms sharing an entrance from the covered walkway. A projecting lobby provides access the ground floor rooms whilst a stairway to first floor provides access to a further pair of rooms. All rooms face out onto the landscaped garden, with the first-floor rooms enjoying the benefit of Juliette balconies.

## GUEST ACCOMMODATION FLOOR PLANS



Source: Design Statement - de Blacam and Meagher Architects



## THE OPPORTUNITY

**The Queen's represents a rare opportunity to acquire a substantial suburban licensed hospitality business that is synonymous with the coastal tourism destination of Dalkey.**

These premises, owing to their scale and central trading position, are capable of enjoying high volumes of food & beverage trade and also afford potential to further expand the offering through the development of planning permission granted for the guest accommodation to the rear of the property.

In summary, The Queen's represents an excellent opportunity that should appeal to seasoned hospitality operators to acquire an iconic Licensed Premises with strong future business potential within a popular and affluent suburb capable of sustaining strong volumes of trade with the capacity to develop a premier destination business through the incorporation of the valuable guest accommodation planning permission.





# ACCOMMODATION

The current layout is summarised as follows;

THE QUEENS LICENSED PREMISES	APPROXIMATE SQ.M. GIA
<b>Ground Floor</b>	<b>536</b>
Snug areas, The Parlour & Lounge Bar	
Managers office & spirit store	
Restaurant	
Ladies, Gents & DAC Toilets	
Kitchen and Prep areas & stores	
<b>First Floor</b>	<b>276</b>
The Vico function & event accommodation	
Kitchen	
Ladies and Gents toilets & stores	
<b>Second Floor</b>	<b>70</b>
Office Accommodation, Staff Changing & Prep Area	
<b>Total</b>	<b>882</b>
Outside	
Front Courtyard Beer Garden	90
Rear enclosed Beer Garden areas	177
Surface Car Parking	12 designated spaces

Source: Vendors Architects



**Title:** Long Leasehold (999 years from 29th September 1785)

**Licence:** Publicans Licence (7-day ordinary)  
Special Restaurant Licence / Full Restaurant Certificate  
Music & Singing Licence  
Dance Licence

**Fixtures & fittings:** An Inventory of Furniture & Effects included in the sale shall be appended to the contract for sale

**Services:** Full mains services

**BER:** Exempt

**SOLICITOR** Orla Higgins  
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**TUPE:** The Queen's licensed premises is being offered for sale as a going concern and as such the purchaser shall be required to comply with TUPE legislation in respect of the transfer of employees.

**Commercial Rates:**

**Rateable Valuation** €172,000

**Rate Multiplier** (Arv) 0.2077

**Rates Bill 2024** €35,724.40

**ACCOUNTANT** Paul Bulfin  
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