

# THE IVY HOUSE

114 UPPER DRUMCONDRA ROAD • DRUMCONDRA • DUBLIN 9

SUBSTANTIAL LONG ESTABLISHED  
SUBURBAN LICENSED PREMISES WITH ADJOINING SITE



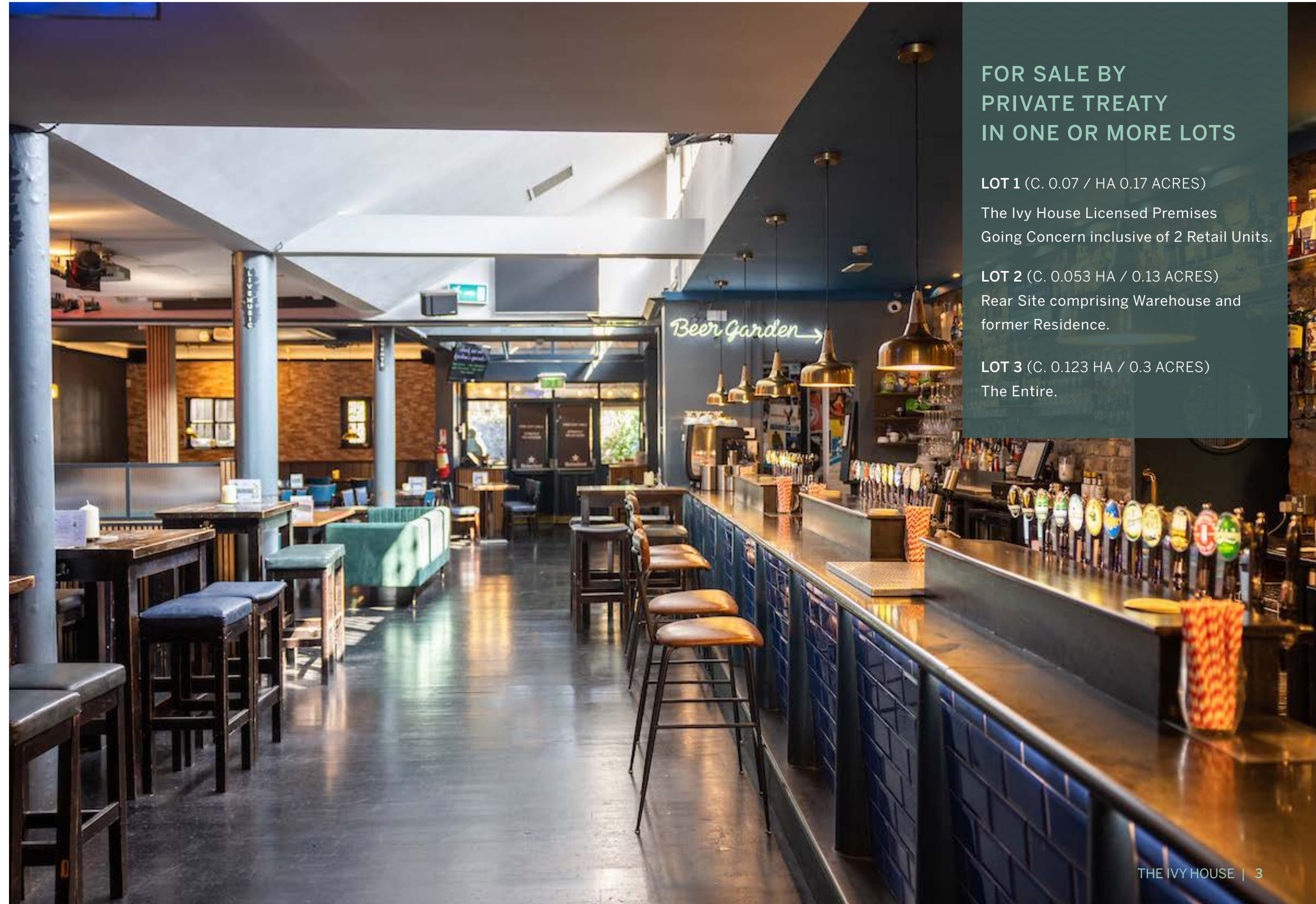
FOR SALE BY PRIVATE TREATY IN ONE OR MORE LOTS





## THE IVY HOUSE

Excellent opportunity to acquire a substantial north Dublin suburban landmark Licensed Premises capable of sustaining high volumes of trade together with rear site suitable for independent development (SPP) or alternatively for incorporation into the licensed premises accommodation.



### FOR SALE BY PRIVATE TREATY IN ONE OR MORE LOTS

#### LOT 1 (C. 0.07 / HA 0.17 ACRES)

The Ivy House Licensed Premises  
Going Concern inclusive of 2 Retail Units.

#### LOT 2 (C. 0.053 HA / 0.13 ACRES)

Rear Site comprising Warehouse and  
former Residence.

#### LOT 3 (C. 0.123 HA / 0.3 ACRES)

The Entire.



## Location

The Ivy House occupies an imposing and prominent trading position to the east side of Drumcondra Road Upper directly opposite the Dublin Skylon Hotel.

Drumcondra is an established commercial and residential quadrant positioned approximately 4kms north of Dublin City Centre and within close proximity to the established attractions of the National Botanical Gardens, Croke Park GAA Stadium & Museum, Tolka Park / Shelbourne Football Club grounds and Fairview Park. The immediate area is also an educational hub of the north city with the campuses of Dublin City University St. Patrick's and All Hallows both directly adjacent the property.

The Drumcondra district is a well-known and long-standing inner suburb of Dublin City enjoying an immediate local populace of 10,278 per the 2016 Census complemented by the surrounding populations of Phibsborough, Glasnevin, Whitehall and Fairview.

Proximity to Dublin City Centre complemented by excellent public transport facilities, have assisted in solidifying Drumcondra as a popular residential, commercial and recreational quarter to the wider city boundary.



## THE PROPERTY

### The Ivy House Licensed Premises

The subject property comprises an original detached, three storey over basement building with substantial double and single storey extensions to the rear together with an adjoining single storey building to its southern aspect.

The original structure is of brick and block construction with traditional timber and stone clad shop front finish at ground floor level. Red brick external finish to upper floors at front elevation with rough dash plaster finish to the remainder of the external envelope. Concrete floor at ground floor level with suspended timber on joist flooring above.

The double and single storey extension to the rear of the main building together with adjoining single storey building are of concrete block construction with concrete floor at ground floor level and suspended timber on joist flooring to first floor level all of which is under flat roof covering.

The property enjoys the benefit of an enclosed rear yard / Beer Garden with gated access to the side and rear service laneway.

The Ivy House also enjoys the benefit of two adjoining lock-up retail units which combined per Planning Application Reference 3889/18 secured planning permission (expiring 26th May 2024) for incorporation into the licensed premises accommodation.

### Former Factory Premises & Derelict Residence 112b

The subject property comprise two buildings accessed via the service and delivery laneway from Drumcondra Road Upper.

#### Building 1

A detached two storey derelict former residence of traditional brick, block and stone construction with concrete floor at ground floor level and suspended timber floor at first floor level, external smooth plaster rendering under "A" pitched tiled roof.

#### Building 2

A semi-detached single storey warehouse structure of concrete block construction with concrete floor at ground floor level under a metal clad corrugated "A" pitched roof. External concrete block finished to front elevation incorporating vehicular access via roller shutter. Lean-to extension of concrete block construction with concrete floor under flat mineral felt roof with smooth plaster external rendering incorporating traditional timber window opes.



The property, outlined in accordance with our understanding of the boundaries as advised by the Vendors is shown for identification purposes on the Ordnance Survey extract above.

- Licensed Premises Site Area approx. 0.07 Hectares / 0.17 Acres
- Rear Site Area approx. 0.053 Hectares / 0.13 Acres
- Frontage to Drumcondra Road approx. 17.8 meters
- Rear Site Frontage approx. 25.8 meters



## THE HISTORY

The Ivy House has been successfully operated by the Carthy Family through three generations with trade initially commencing in June 1913 by Patrick Carthy.

The Ivy House has since developed a reputation as a quality licensed premises with strong local trade derived from its densely populated surrounding residential environs.

Most recently, the business has been repositioned away from late night entertainment driven trade to a more traditionally focused food & beverage offering. The restructured business model has witnessed steady growth over the past 17 month since launching.

## THE OPPORTUNITY

The Ivy House represents an excellent opportunity to acquire a substantial suburban licensed premises with strong future business development potential.

The premises 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 incorporation of the two retail units into the ground floor of the property.

The property enjoys ample scale allowing for a multifaceted business to be operated and is complimented by adequate stores, services and outdoor areas in support of this business use.

In summary The Ivy House represents an ideal opportunity that should appeal to seasoned operators to develop a premier traditional style suburban business capable of sustaining strong volumes of trade and the opportunity to expand the business through the incorporation of the rear site subject to planning permission.

## TOWN PLANNING

The property is located within an area zoned Objective Z4 Key Urban Villages / Urban Villages 'To provide for and improve mixed – services facilities' under the Dublin City Development Plan 2022 – 2028.

## PLANNING PERMISSION

The property enjoys the benefit of planning permission (PL 3889/18 expiring 26th May 2024) for the change of use and incorporation of the two adjoining Retail Units into the Licensed Premises accommodation.



## ACCOMMODATION

The current layout is summarised as follows:

DESCRIPTION	SQM
The Ivy House	
Ground Floor	462
Lounge Bar	
Disabled W.C.	
Kitchen	
Public Bar	
Ladies Toilets	
Gents Toilets	
First Floor	206
Ladies Toilets	
Gents Toilets	
Store 1	
Wash-up Area	
Second Floor	98
Office 1	
Office 2	
Office 3	
Basement	93
Cellar Storage	
Outside – Beer Garden	
<b>TOTAL</b>	<b>859</b>

DESCRIPTION	SQM
Retail Unit #114B	52.67
Ground Floor	
Retail Area	
Storage	

DESCRIPTION	SQM
Retail Unit #114C	49.23
Ground Floor	
Retail Area	

DESCRIPTION	SQM
Building 1 (former Residence)	120
Ground Floor	
First Floor	
Building 2 (Warehouse)	304
Ground Floor	
Outside	144
Forecourt	
<b>TOTAL</b>	<b>508</b>

### BER DETAILS

DESCRIPTION	Rating
The Ivy House	D1
Retail Shop 1	G
Retail Shop 2	G
Warehouse	G
Factory Residence	Exempt



### Title

**114 Upper Drumcondra Road**  
Licensed Premises & 2 Retail Units  
Freehold

**112A Upper Drumcondra Road**  
Factory Residence & Warehouse  
Leasehold (147 years from  
1st March 1929)

### Licence

Publicans Licence (7-Day Ordinary)

### Services

Full Mains Services

### Commercial Rates

#### Licensed Premises

Rateable Valuation	€142,100
Rate Multiplier	(ARV) 0.277
Rates Bill 2024	€39,361.70

#### Warehouse Premises

Rateable Valuation	€12,520
Rate Multiplier	(ARV) 0.277
Rates Bill 2024	€3,468.04

#### Retail Shop 1

Rateable Valuation	€13,360
Rate Multiplier	(ARV) 0.277
Rates Bill 2024	€3,700.72

#### Retail Shop 2

Rateable Valuation	€15,520
Rate Multiplier	(ARV) 0.277
Rates Bill 2024	€4,299.04

# THE IVY HOUSE

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