

**Morrissey's**

**Lisney**

FOR SALE

FOR SALE BY PRIVATE TREATY

WELL LOCATED NORTH CITY LICENSED PREMISES WITH VALUABLE OVERHEAD ACCOMMODATION

## LICENSED PREMISES (FORMERLY K/A DICE BAR) 79 QUEEN STREET, SMITHFIELD, DUBLIN 7

BER G



01-676 5781

- High profile corner trading location
- Compact, easily operated licensed premises extending to 237 sq.m over ground floor and basement
- Two floors above of approx. 168 sq.m currently in office use with potential for conversion to residential (S.P.P)
- Immediate area has witnessed significant investment and regeneration and is now densely populated enjoying a good population mix between commercial and residential





### LOCATION

The subject property comprises a prominent trading corner position at the junction of Queen Street and Benburb Street.

Smithfield Plaza, adjacent to the subject property, is historically known as the Smithfield Market and comprising substantial open civic space together with a multi block mixed use development including a hotel, supermarket, cinema, offices, apartments, several retail units, restaurants and cafes.

Smithfield has undergone a period of transition due to substantial investment into the district through the H.A.R.P regeneration project over the past 20 years.

The surrounding Smithfield and Stoneybatter district are continuing to undergo a regeneration process having formerly been considered a disadvantaged area. In recent years there has been an influx of private residential owner occupiers and renters leading to a considerable increase in the discretionary spend amongst the local populous.

The combination of eclectic and complementary cafés, restaurants and pubs within the immediate area attract custom from outside the district.

The area is well serviced with public transport with the Smithfield LUAS Red Line stop together with the LUAS Green Line stops at Broadstone and the new TUD University Campus.



## THE PROPERTY

The former Dice Bar which is located on the junction of Queen Street / Benburb Street was established in c. 1770.

The subject property comprises a corner end of terrace Victorian three storey over basement building of traditional brick and block construction with exposed red brick finish to external elevations, under a pitched slate roof.

The property boasts six window bays to its north elevation and two window bays to its east elevation which are of timber framed construction.

The ground floor is utilised as a licensed premises with the basement being used as storage. The first and second floor are in use as office, which have separate access through Queen Street.

## ACCOMMODATION

	SQM
<b>Basement</b>	<b>136</b>
Stores	
<b>Ground Floor</b>	<b>101</b>
Main Bar	
Ladies & Gents Toilets	
<b>First Floor:</b>	<b>84</b>
Kitchen	
Breakfast Room / Canteen	
Toilet	
Office x 3	
<b>Second Floor</b>	<b>84</b>
Office x 4	
Toilet	
<b>Total Gross Floor Areas</b>	<b>405</b>



**TITLE**

Title	Freehold
Licence	7-Day Publican's Licence

**COMMERCIAL RATES**

Rateable Valuation	€48,500
Rate Multiplier	0.2680
Rates Bill 2021	€12,998

**BER DETAILS**

**Licensed Premises**

BER: G  
 BER No: 800777344  
 E.P.I.: 167.74 KgCO2/m2/yr3.2

**Offices**

BER: G  
 BER No: 800777278  
 E.P.I.: 167.74 KgCO2/m2/yr3.2

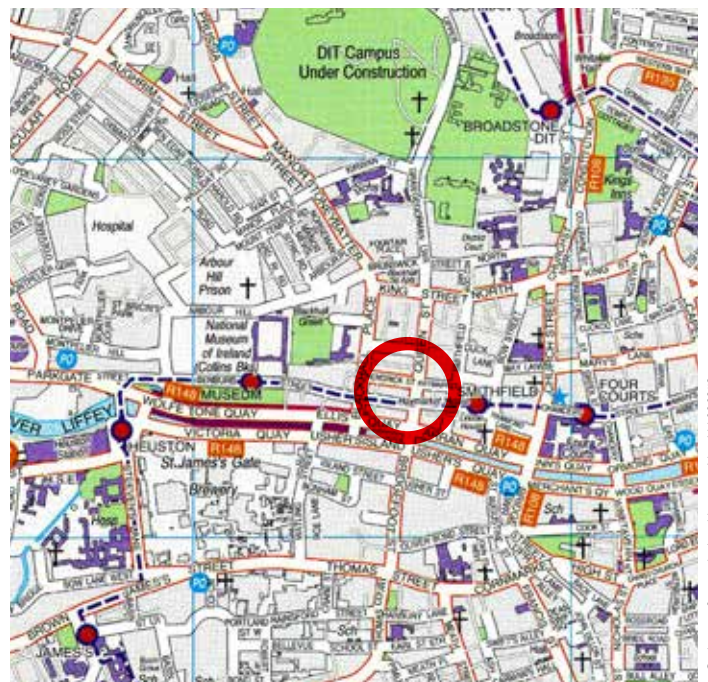
**SOLICITOR**

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 ray.gilmartin@oclegal.ie

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole selling agent Lisney.

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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.

