

Lisney

COMMERCIAL REAL ESTATE

BRASSERIE SIXTY6

(Home RBVR Ltd – In Liquidation)

**66/67 South Great Georges Street
Dublin 2
D02 YD61**

Sept/Oct '24

Lease Assignment by Private Treaty

Full & Final Offers 3:00 pm Thursday 10th October 2024



- Fully Fitted City Centre Hospitality Opportunity
- Established tourism & entertainment district
- Prominent location on South Great Georges Street
- 220 covers

Brasserie Sixty6, 66/67 South Great Georges Street, Dublin 2, D02 YD61

OPPORTUNITY OVERVIEW

Brasserie Sixty6 enjoys a highly visible trading position to the northern end of South Great Georges Street opposite Dunnes Stores and the entrance to The Georges Street Arcade.

The immediate area is an established and popular retailing, entertainment and tourism district of the south city centre and enjoys a rich mix of many long established and notable hospitality concerns such as Yamamori, Hogan's, The Stag's Head, Trocadero and The Central Hotel.

The Georges Street hospitality quadrant is bounded by the Grafton Street, Temple Bar and Harcourt Street/Camden Street districts which are a strong focal point of the south city centre for tourism and entertainment.

The restaurant accommodation is laid out over ground and basement levels.

Owing to their central location, scale and layout, these premises represent an ideal opportunity to establish a lucrative food & beverage model that can capitalise upon the high volume of custom attracted to the district throughout the year.

[Location Map \(click here\)](#)

Guide Price: €300k





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TITLE OVERVIEW

The subject property is held under a 35 Year Full Repairing & Insuring Lease.

Summary details are as follows;

Lease Term:	35 Years
Commencement Date:	30 th July 1996
Initial Rent:	IR£40,000 / €50,788 p.a. excl
Current Rent:	€260,000 p.a. excl
Rent Review:	The last day of the fifth year of the term and each subsequent fifth year of the term thereafter to Open Market Rent
Repair & Insure	Full repairing & insuring covenant

LICENCE OVERVIEW

The subject property enjoys the benefit of a Special Restaurant Licence (Licence Ref S2323SR)



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TRADING SUMMARY

Turnover stated net of vat (rounded to nearest €1k)

	2023	2022	2021	2020	2019	2018	2017	2016
Bar	€537k	€593k	€161k	€147k	€731k	€768k	€704k	€695k
Food	€1.38m	€1.34m	€323k	€389k	€1.90m	€2.05m	€2.00m	€2.07m
Tea/Coffee	€28k	€39k	€28k	€9k	€58k	€63k	€63k	€62k
TOTAL	€1.95m	€1.97m	€512k	€545k	€2.69m	€2.88m	€2.77m	€2.83m

STAPLE OVERHEADS

for Month End 30th June 2024 rounded to nearest €1k

Cleaning	€1k
Insurance	€2k
Light & Heat	€11k
Rates	€2k
Repairs	€2k
Waste	€1k



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ACCOMMODATION SUMMARY

The subject property comprise a high-profile lock-up city centre restaurant enjoying a prominent trading position upon the renowned South Great Georges Street belt adjacent to the popular destination venues of The Long Hall, Hogan's, Yamamori, and The Stag's Head, immediately adjacent both the Grafton Street trading locality and the Temple Bar district.

The property is laid out with Restaurant Dining to ground level complimented by kitchens, services and stores to basement level.

The accommodation summary is as follows;

ACCOMMODATION		GIA SQ.M.
Basement:	Restrooms, Prep Kitchen & Stores	146.81
Ground Floor:	Restaurant, Kitchen & Bar Servery areas	301.89
Total		448.7



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Full Details & Viewings strictly by prior arrangement through Sole Agents

Inventory of Furniture & Effects included in the sale available upon request

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