

# Lisney

COMMERCIAL REAL ESTATE

## THE RUSTIC STONE

(Primesteak Ltd – In Liquidation)

17 South Great Georges Street  
Dublin 2  
D02 HD76

Sept/Oct '24

Lease Assignment by Private Treaty

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



- Fully Fitted City Centre Restaurant Opportunity
- 195 Covers
- Established tourism & hospitality trading district
- Prominent dual frontage
- Popular Bar, Restaurant & Entertainment location



# Rustic Stone, 17 South Great Georges Street, Dublin 2, D02 HD76

## OPPORTUNITY OVERVIEW

Rustic Stone enjoys a pivotal trading position at the intersection of South Great Georges Street and Exchequer Street within the heart of the popular Georges Street retailing & entertainment district.

The immediate area 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 housed within a feature period property comprising dining accommodation to basement, ground and first floor levels complimented by kitchens, services and stores to basement, second & third floor levels.

Owing to their central location these premise 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 with the added potential to provide private function and event space.



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

**Guide Price: €250k**







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## TITLE OVERVIEW

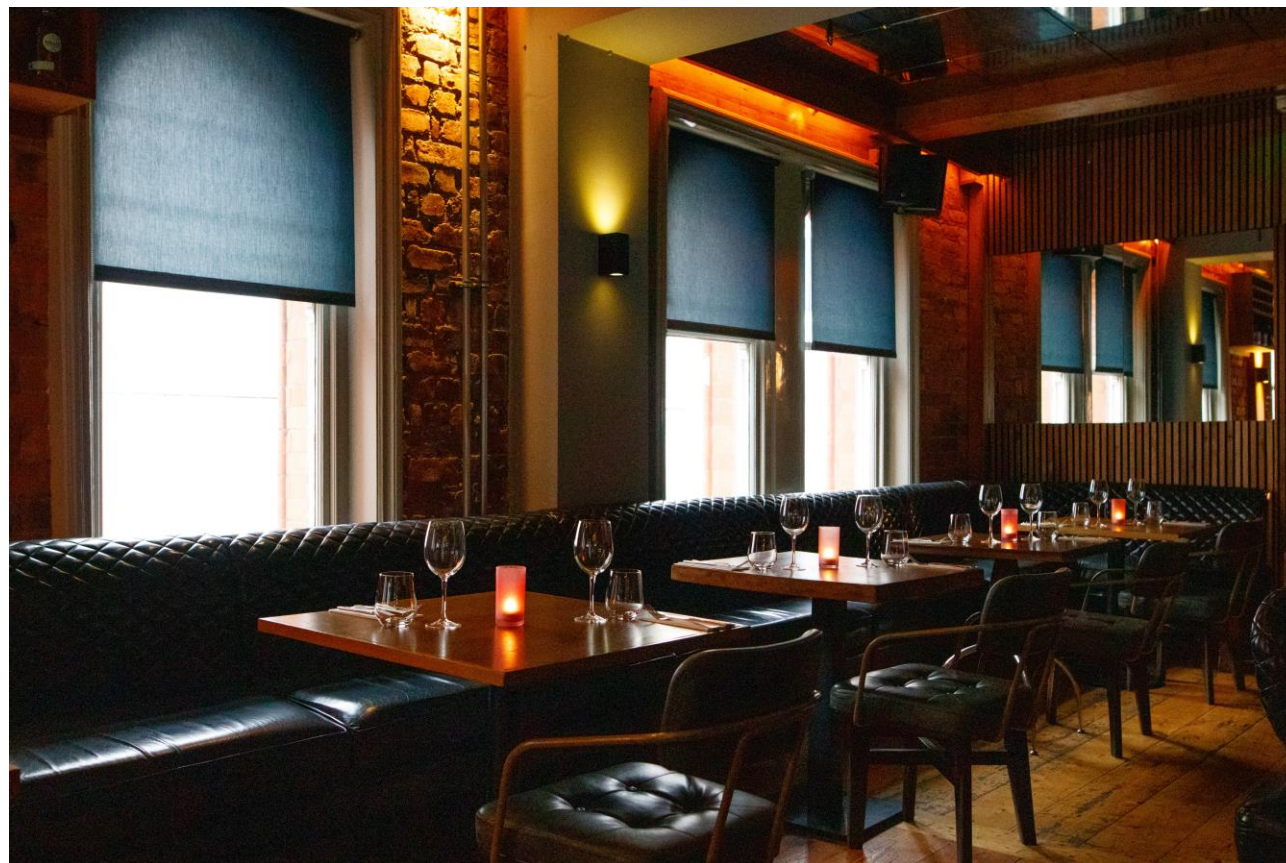
The subject property is held under a 25 Year Full Repairing & Insuring Lease.

Summary details are as follows;

Lease Term:	25 Years
Commencement Date:	1 <sup>st</sup> January 2014
Initial Rent:	€170,000 p.a. excl (Yr 1 to 5 incl)
Current Rent:	€200,000 p.a. excl (Yr 6 to 10 incl)
Rent Review:	First day of the eleventh year of the Term and every five years thereafter to Open Market Ren
Repair & Insure	Full repairing & insuring covenant

## LICENCE OVERVIEW

The subject property enjoys the benefit of a Special Restaurant Licence (Licence Ref 10009291)



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## TRADING SUMMARY

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

	2023	2022	2021	2020	2019	2018	2017	2016
Bar	€669k	€557k	€72k	€150k	€1.1m	€1.17m	€1.26m	€1.23m
Food	€1.263m	€898k	€2k	€367k	€2.63m	€2.77m	€3.05m	€3.07m
Tea/Coffee	€8k	€7k	-	€5k	€36k	€42k	€49k	€51k
<b>TOTAL</b>	<b>€1.94m</b>	<b>€1.46m</b>	<b>€74k</b>	<b>€522k</b>	<b>€3.77m</b>	<b>€3.98m</b>	<b>€4.36m</b>	<b>€4.35m</b>

## STAPLE OVERHEADS

for Month End 30<sup>th</sup> June 2024 rounded to nearest €1k

Cleaning	€1k
Insurance	€3k
Light & Heat	€11k
Rates	€3k
Repairs	€2k
Waste	€1k





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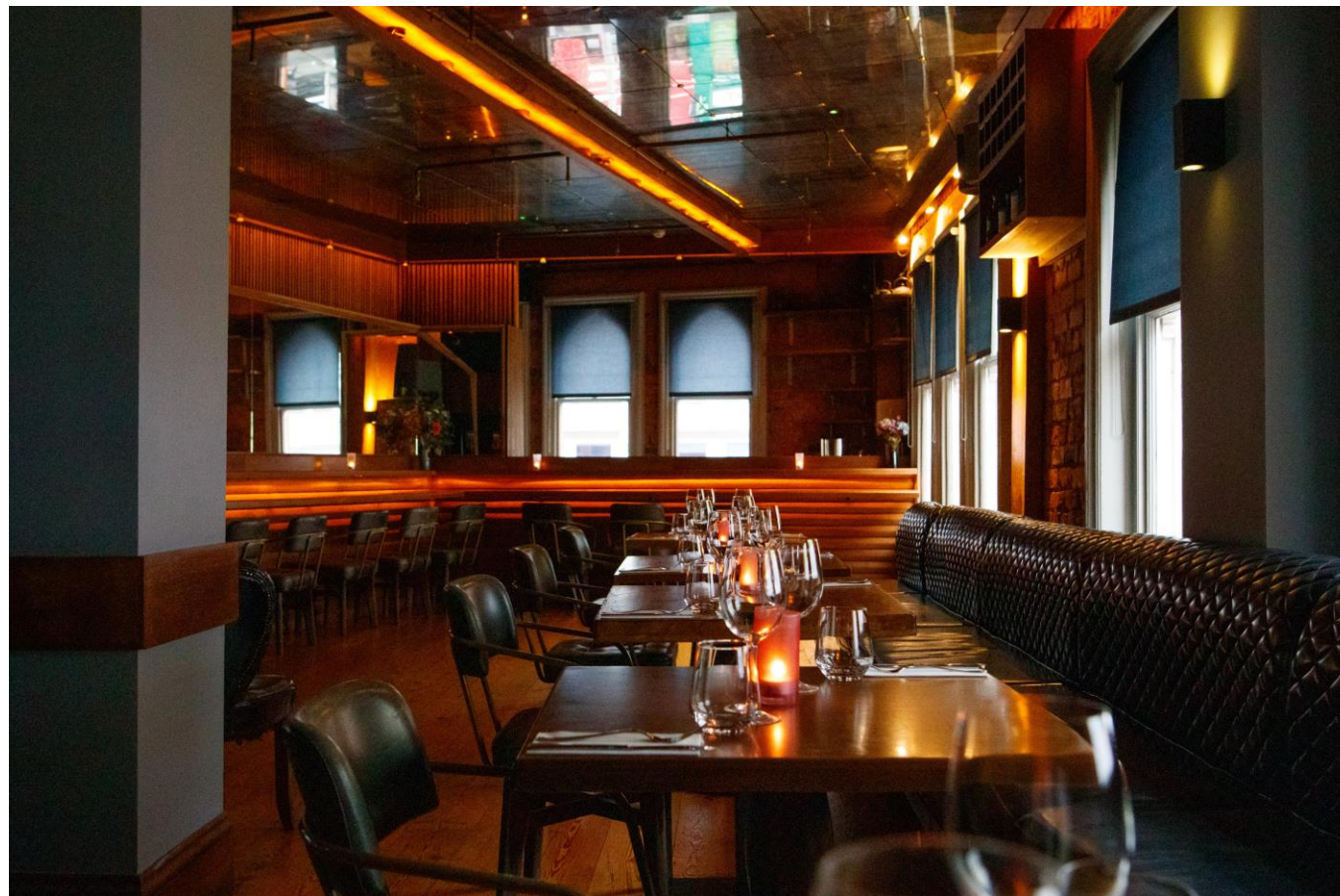
## ACCOMMODATION SUMMARY

The subject property comprise a high-profile corner trading position at the intersection of South Great Georges Street with Exchequer Street.

The property is laid out with Restaurant Dining areas to Basement, Ground and First Floor levels complimented by Kitchens, prep and stores to Second and Third Floor levels.

The accommodation summary is as follows;

ACCOMMODATION	GIA SQ.M.
Basement – Restaurant	187.85
Ground Floor – Restaurant	118.92
First Floor – Restaurant	118.92
Second Floor – Ancillary	113.06
Third Floor – Ancillary	83.24
<b>Total</b>	<b>621.99</b>



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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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[lisney.com](https://www.lisney.com)      
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