

**FOR SALE**

**110 Thomas Street, Dublin 8**

MIXED USE INVESTMENT OPPORTUNITY

**Lisney**

COMMERCIAL REAL ESTATE





# Lisney

COMMERCIAL REAL ESTATE

## ABOUT THE PROPERTY

High profile mixed use investment in the heart of Dublin 8

Producing a total of €261,140 per annum

Comprises three x 1 bedrooms & three x 2 bedrooms with independent access along with a public house at ground floor level

Lively city centre area in close proximity to a wealth of amenities & services namely The National College of Art and Design

The public house is let to 'Love tempo' producing an income of €110,000 per annum

The residential units produce an income of €151,140 per annum

The entire has recently undergone significant refurbishment



### LOCATION

110 Thomas Street is situated in a prime location on the north side of Thomas street, opposite the junction to Meath Street. This is a lively city centre area and is in close proximity to a wealth of amenities & services.

Some notable immediate occupiers include The National College of Art and Design, Vicar Street entertainment venue, St. Catherine's Church, The Digital Hub and the Guinness Storehouse & Visitor Centre. From a retail perspective there is an abundance of Grocers and F&B retailers including Lidl, Tesco, Mannings Bakery, Dudleys bar and many more.

This area of Dublin has recently seen some strong regeneration and development in recent years including the Pearse Lyons Distillery and visitor Centre in St. James's Church, Iconic Offices refurbishment of the IAWS Building, Digital Hub development of the Grain Store building and Binary Hub student accommodation. Other developments planned for the immediate area include the development of the 12.5 acre Guinness Brewery site into a dynamic urban quarter, consisting of 336 residential units, two hotels with 304 beds and office blocks.





## DESCRIPTION

110 Thomas Street comprises with a four storey over basement building comprising a ground floor public house and six apartments comprising three x 1 bedrooms & three x 2 bedrooms on the upper floors. The building incorporates distinct features such as a classic red brick façade, arched windows with carved brick frames and a wall mounted clock bracket on the first floor.

The ground floor retail unit recently underwent significant refurbishments and adjustments carried out by the operator. The unit contains a customer seating area, bar area and beer garden.

The upper floor residential units are self-contained apartments and benefit from separate access to the public house. The residential units have recently undergone significant refurbishment works and present to a high standard.



The entire building has recently undergone significant refurbishment works.





## ACCOMMODATION

We have set out below our understanding of the building's approx. floor areas:

Unit	Sq.m	Sq.ft
Public House – Basement	235	2,530
Public House – Ground floor*	146	1,572
Apt. 1 (2 bed)	64.4	693.2
Apt. 2 (1 bed)	41.6	447.8
Apt. 3 (2 bed)	63.9	687.8
Apt. 4 (1 bed)	39.6	426.3
Apt. 5 (2 bed)	63.5	683.5
Apt. 6 (1 bed)	39.6	426.3
<b>Total</b>	<b>693.6</b>	<b>7,466</b>

\*External Rear Yard – approx. 44 sq.m (excluded from the above)

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.





## TENANCY SCHEDULE

Accommodation	Tenant	Rent pa
Public house	Dickery Dock Limited t/a Love Tempo*	€110,000
Apt. 1 (2 bed)	Private residential	€27,600
Apt. 2 (1 bed)	Private residential	€22,740
Apt. 3 (2 bed)	Private residential	€27,600
Apt. 4 (1 bed)	Private residential	€22,800
Apt. 5 (2 bed)	Private residential	€27,600
Apt. 6 (1 bed)	Private residential	€22,800
<b>Total</b>		<b>€261,140</b>

\*Let to Dickery Dock Limited t/a Love Tempo on 25 year lease from 11/06/2023 with rent reviews every 5 years





## TENANT PROFILE – LOVE TEMPO

Love Tempo is a newly opened music-led neighbourhood bar from the people behind the popular establishments Big Romance & Mother. The owners have a background in the Dublin hospitality industry and have a large social media presence with over 58,000 followers on Instagram across their three pages. The establishment has a custom Hatchett Soundsystem & acoustic treatment.

## ZONING

This property is zoned as Zone Z5: City Centre - “to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity” under the Dublin City Council Development Plan 2022.

## TITLE

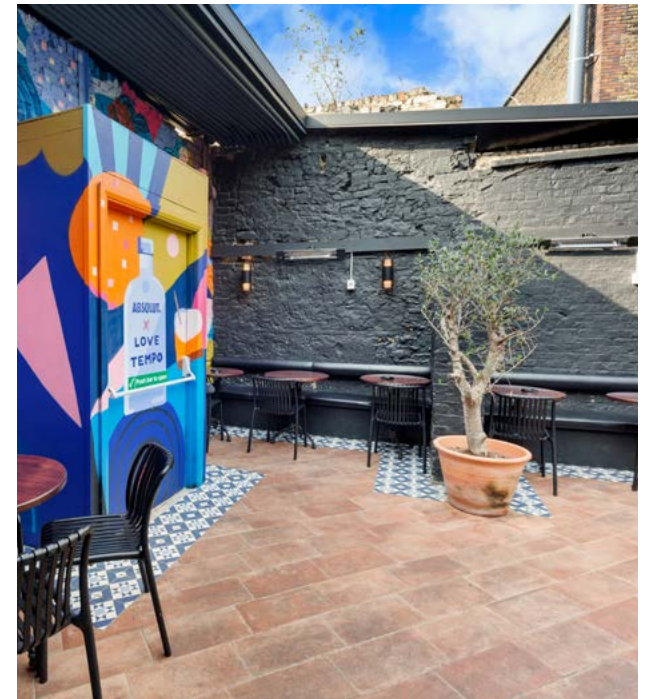
Freehold / Long leasehold







The entire is fully let  
producing €261,140  
per annum.

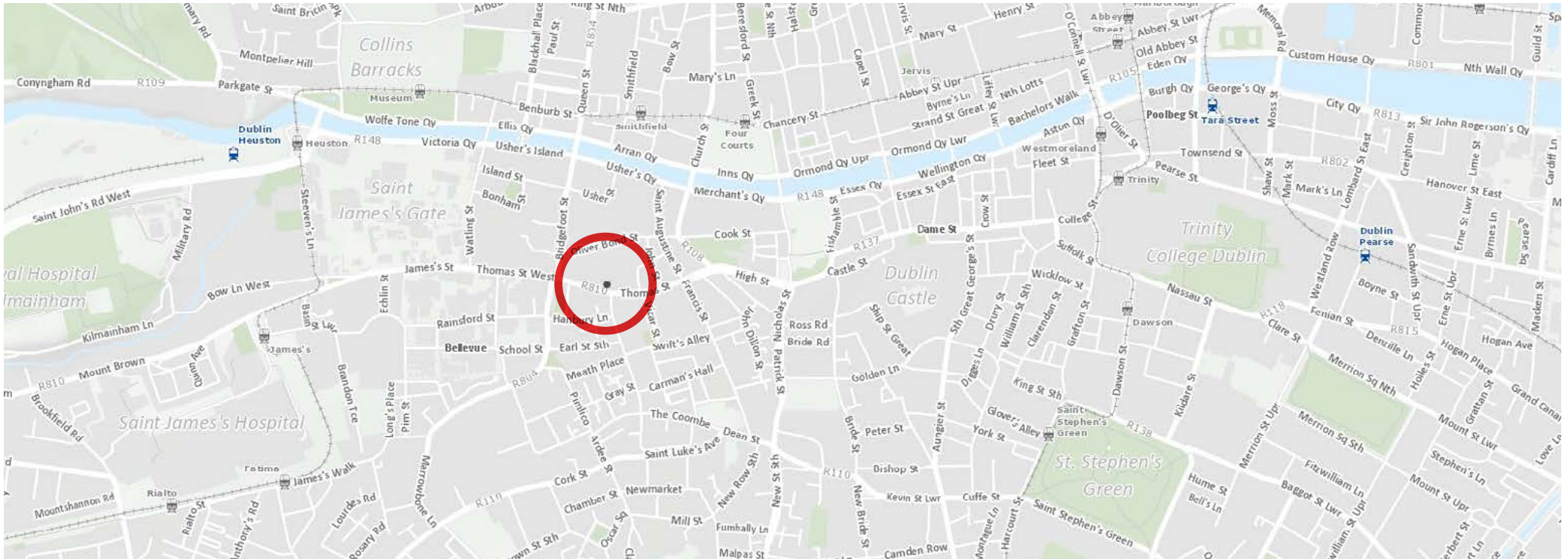






Passing income split 58% residential  
and 42% commercial.

## LOCATION MAP



## BER INFORMATION

Public House: **BER EXEMPT**

Apartments: **BER E1 G**

## PRICE

Guiding €3,700,000 exclusive which represents a gross yield of 7%

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### For further information

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Viewing Strictly by appointment with the sole letting 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.

