

FITZGERALD'S

22 Aston Quay, Temple Bar

Dublin 2, D02 FH28



Renowned Licensed Premises occupying a commanding Trading position overlooking the River Liffey and O'Connell Bridge

FOR SALE BY PRIVATE TREATY AS A GOING CONCERN

ON THE INSTRUCTIONS OF THE VENDORS WHO HAVE TRADED HERE FOR OVER 25 YEARS

Excellent opportunity to acquire a renowned south city landmark Licensed Premises enjoying a pivotal trading position overlooking the River Liffey bounding the Temple Bar entertainment district capable of sustaining high volumes of trade and affording excellent future business development potential.

The Location

Fitzgerald's commands a prominent trading position located at the axis of North and South Dublin on Aston Quay, overlooking the River Liffey, is immediately adjacent to O'Connell Bridge and the renowned Temple Bar, one of the cities prime night time entertainment quadrants.

The Grafton Street retailing district – Dublin's premier retailing district is located close by with direct access onto College Green.

Notable attractions such as St. Stephens Green Park and Shopping Centre, Trinity College, Christchurch Cathedral, City Hall, Guinness Brewery, GPO and the Spire etc. are also located within close proximity.

Fitzgerald's is very convenient to the North Quays with pedestrian access via one of the city's most famous landmarks – The Ha'penny Bridge and of course O'Connell Bridge (pedestrian and vehicular).

The area is well serviced by public transport including LUAS Light Rail Line (Green and Red), Dart Light Rail, Main Line Rail and numerous bus routes.



The Property

Fitzgerald's comprises a commanding mid-terrace original four storey over basement Licensed Premises of period construction dating back to the 19th century.

The accommodation extends to c. 512 sq.m comprising a Lounge Bar and Public bar to ground floor level serviced by requisite kitchen facilities. The upper floors are currently in use as storage benefitting from separate access., affording an income to be derived from an alternative user subject to Planning Permission or amalgamation within the existing Licensed Premises.

The basement currently houses the main kitchen, stores and toilet accommodation.

Accommodation

DESCRIPTION	SQM
Ground Floor	195
Public Bar	
Lounge Bar	
Kitchen	
Ladies & Gents Toilets	
First Floor	49
Stores	
Second Floor	46
Stores	
Third Floor	27
Stores	
Basement	194
Cellar Storage	
Ladies & Gents Toilets	
Coldroom	
Office	
Kitchen	
TOTAL	512

The Opportunity

Fitzgerald's represents a rare opportunity to acquire a long-established traditional style lock-up licensed premises strategically located within the prime trading district of Temple Bar being Dublin's Cultural Quarter, adjacent to the City's premier retailing district.

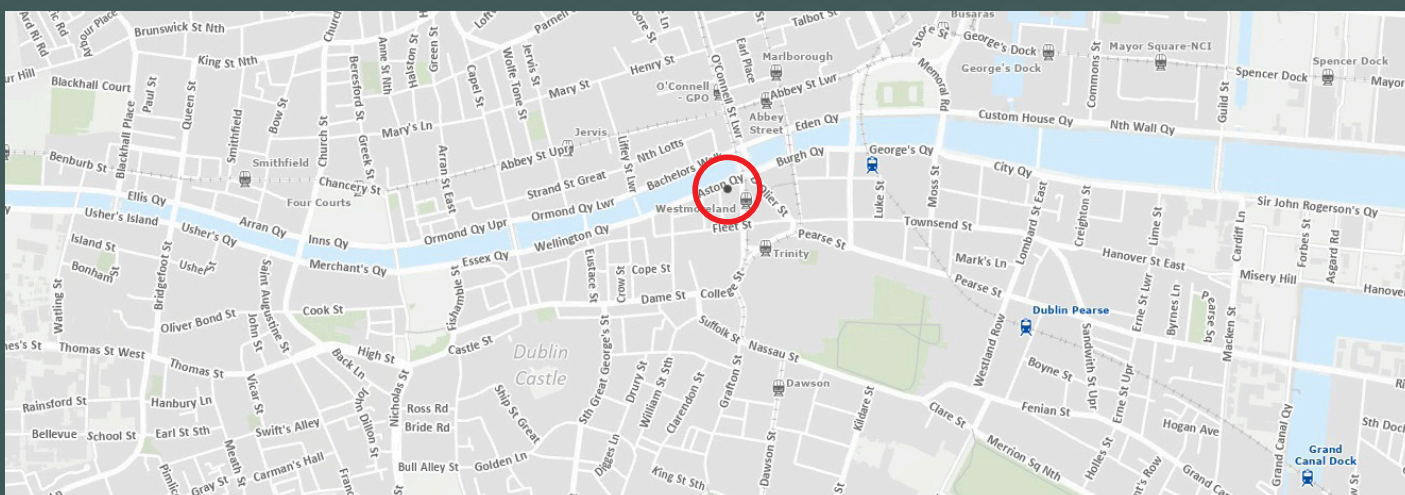
The business is currently operated on conservative lines therefore affording real potential to reposition and develop the trade in an area which is undoubtedly Dublin's prime entertainment and business district.



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TITLE

Freehold

LICENCE

Publicans Licence (7-Day Ordinary)

COMMERCIAL RATES

Licensed Premises

Rateable Valuation €76,500

Rate Multiplier (ARV) 0.2077

Rates Bill 2024 €21,190.50

SERVICES

Full Mains Services

BER DETAILS

EXEMPT

ACCOUNTANT

Mrs Margaret Traynor

Messrs MBT Chartered Accountants

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Block One

Blanchardstown Corporate Park

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SOLICITOR

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FURTHER INFORMATION / VIEWING

All viewings are strictly by prior appointment only with the Sole Selling Agents.

Inventory of Furniture & Effects to be included in the Sale available upon request.

Lisney

COMMERCIAL REAL ESTATE

Tony Morrissey

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Shane Markey

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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.