



Licensed Premises Opportunity

44 - 47 North King street, Smithfield, D07 Y7AA

Superb opportunity to acquire an unbranded Licensed Premises occupying a prime corner trading location within popular area of the North City

- Currently unbranded allowing for operational flexibility
- Extensive food and beverage opportunities within a vibrant city centre location
- Directly adjacent to two university campuses at Bolton Street and Grangegorman
- Excellent transport links with LUAS red line and multiple bus routes

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Summary

Rates Payable	€8,725.50 per annum Rates Bill 2024
Rateable Value	€31,500
Service Charge	€17,011.76 per annum
BER Rating	D2

Description

The Licensed Premises are laid out over ground floor and basement building within a wider mixed-use development. The property is of traditional construction, featuring a mix of suspended timber and solid concrete floor construction.

The ground floor accommodates a lounge bar, public bar, and former kitchen area with the basement level containing a function area with Ladies and gents' toilets.

These compact and lock-up licensed premises represent an excellent opportunity to establish a newly branded Licensed Premises within a densely populated district of the city that is witnessing growth and rejuvenation.

The nature and layout of the property afford the potential for the business to be operated off low overheads.

The location of the property presents a real opportunity to establish strong volumes of trade that can be derived from the surrounding resident population complimented by the tourism and student populace.

Location

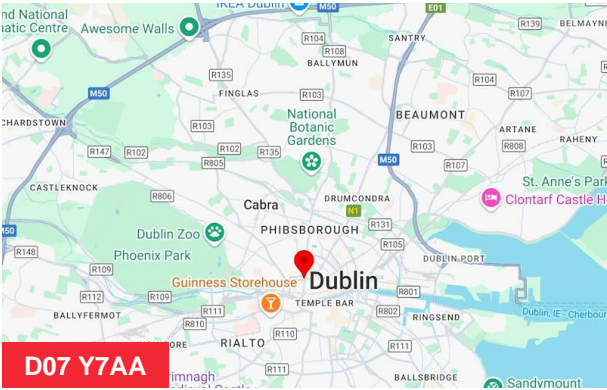
The property occupies a prime and strategic location on North King Street, situated within Dublin's historic Smithfield area.

Smithfield is a thriving and popular neighbourhood located approximately 1.5km northwest of Dublin City Centre. The district has undergone significant transformation in recent years, becoming a popular destination for both locals and tourists alike.

The Smithfield area is densely populated and is considered one of Dublin's up-and-coming cultural hubs, attracting a diverse mix of residents and businesses. Its proximity to the city centre and excellent public transport links makes it an increasingly desirable location.

Neighbouring establishments include a variety of trendy cafes, artisanal food shops, modern apartment developments and cultural attractions such as the Jameson Distillery and the Light House Cinema. The area also hosts regular markets and events throughout the year.

The Technological University Dublin Bolton Street campus is also located within 500m of the subject property with the Grangegorman Campus located 900m from the premises.



Viewing & Further Information



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