



ONE OF DUBLIN'S MOST ICONIC "CAFÉ BAR" STYLE
LICNESED PREMISES PIVOTALLY POSITIONED WITHIN
AN ESTABLISHED COMMERCIAL, TOURISM AND
ENTERTAINMENT DISTRICT OF THE CITY CENTRE

Lisney
COMMERCIAL REAL ESTATE

FOR SALE BY PRIVATE TREATY AS A GOING CONCERN

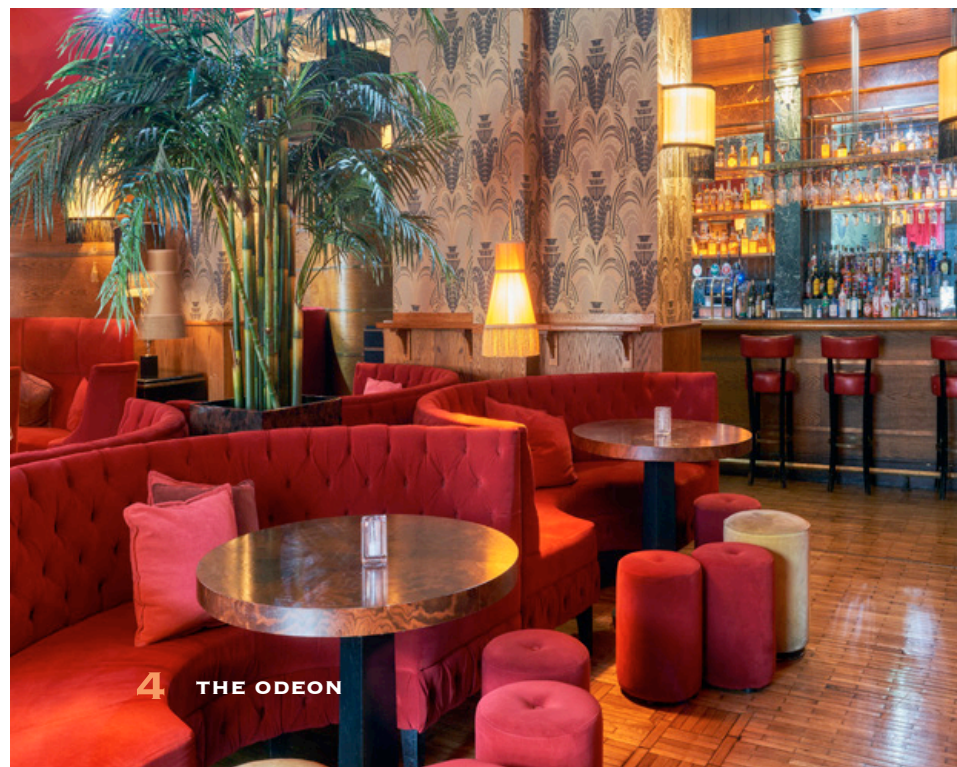
ON THE INSTRUCTIONS OF THE PROPRIETOR WHO HAS SUCCESSFULLY TRADED
FROM THESE PREMISES SINCE THEIR INCEPTION IN 1998



ORIGINALLY CONSTRUCTED AS THE HARCOURT STREET RAILWAY STATION TERMINUS IN 1857, THE ODEON IS REGARDED AS ONE OF THE CITY'S PREMIER LICENSED HOSPITALITY COMPLEXES.

The current inception beautifully retains its rich and sophisticated heritage with period features incorporated into the current design and layout. The Odeon enjoys an established and highly profitable annual turnover ideally positioned to capitalise upon the premium hospitality trade conducted within the immediate area also bounding one of the City's premier late night entertainment districts.





LOCATION

Originally constructed in 1857, The Odeon is recognised as one of Dublin's most premier and iconic licensed hospitality complexes. Occupying the landmark former Harcourt Street Railway Station the property is positioned within a bustling Tourism, Corporate, & Entertainment district of the city centre.

Grafton Street, Dublin's premier retailing street, together both St. Stephens Green Park and Shopping Centre are only 800 meters to the north, whilst other established attractions such as the Iveagh Gardens, National Concert Hall, Trinity College and Dublin Castle are all within easy walking distance. The immediate surrounding area also offers a vibrant mix of restaurants, cafés, and cultural attractions making this a highly sought-after location for both business and entertainment.

The Odeon is superbly located in Dublin's South city centre, adjacent to the new KPMG headquarters currently under construction, which will accommodate approx. 4,000 employees, the new Deloitte headquarters which will accommodate approx. 3000 employees and a host of other large scale office developments such as Hardwick House, Park Place, Styne House together with notable occupiers such as WeWork, Marsh Ireland, The IDA and SEAI all of which further enhance the area's commercial vibrancy. The property is surrounded by leading office occupiers including EY, Arthur Cox, Aviva, AerCap Holdings and Eversheds, as well as top hotels and leisure amenities to include The Fitzwilliam Hotel, The Shelbourne Hotel, & The Merrion Hotel.



The immediate area benefits from strong weekday and evening trade, supported by the return-to-office policies of nearby occupiers, with most major firms now operating hybrid models requiring staff to be present in the office three to four days per week, and a gradual trend towards increased office attendance.

The Odeon also enjoys the benefit of being positioned immediately upon the Harcourt Green Line Luas stop located directly outside the premises, providing direct tram access across the city and to the neighbouring suburbs of Ranelagh, Dartry, Dundrum and on to the terminus at Cherrywood & Brides Glen.



OFFICE

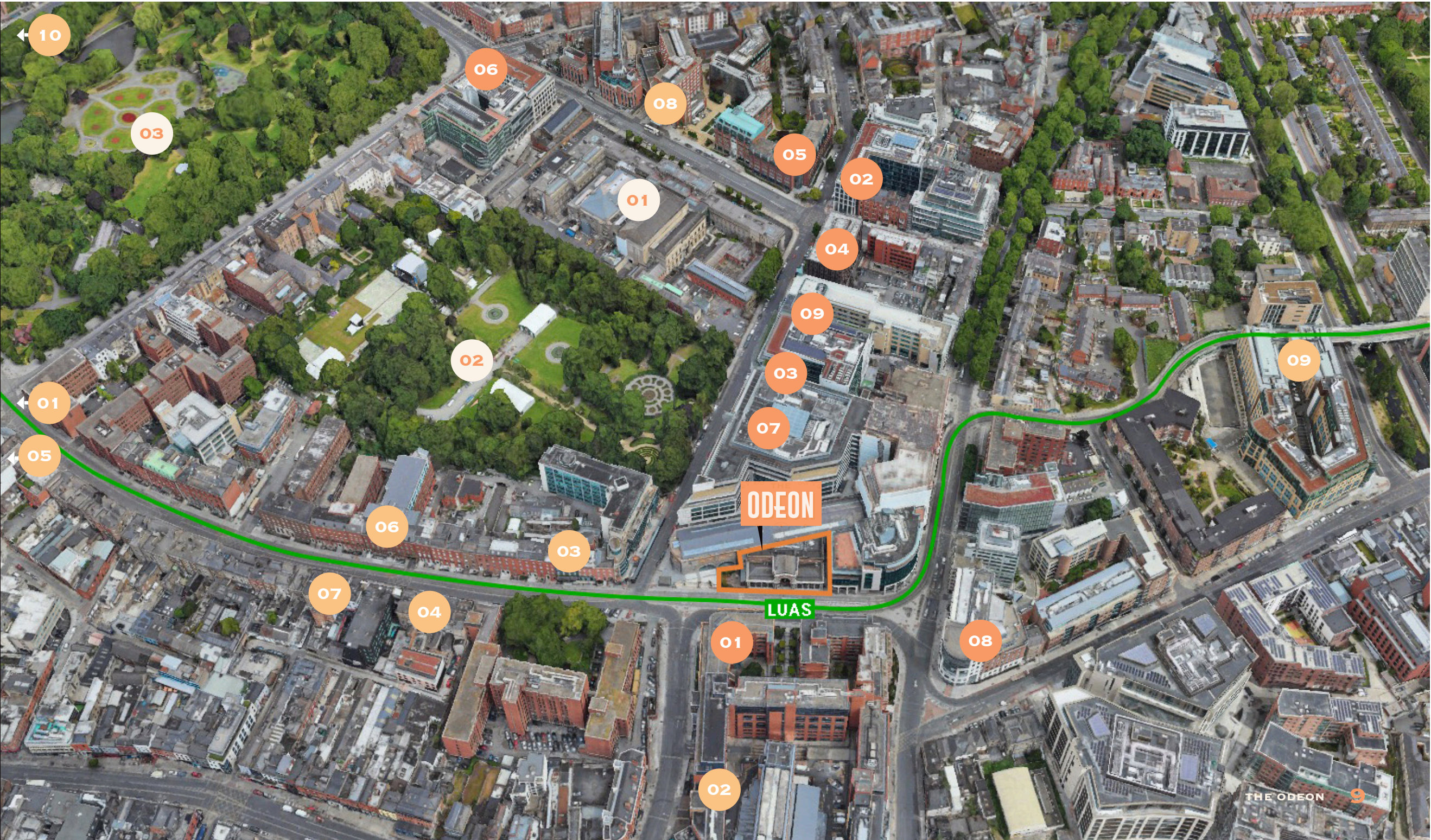
- 01 EY
- 02 Arthur Cox LLP
- 03 Aviva
- 04 Deloitte
- 05 Evershed
- 06 AerCap Holdings
- 07 Pepper Money & Bank of America
- 08 WeWork
- 09 SEAI & IDA Ireland

HOSPITALITY

- 01 The Fitzwilliam Hotel
- 02 Camden Court Hotel
- 03 Harcourt Hotel
- 04 The Dean
- 05 The Green Hotel
- 06 Iveagh Garden Hotel
- 07 Jackson Court Hotel
- 08 Conrad Hotel
- 09 Hilton Dublin
- 10 Shelbourne Hotel

AMENITY

- 01 National Concert Hall
- 02 Iveagh Gardens
- 03 St. Stephen's Green



THE PROPERTY

The Odeon is a striking two-storey over basement licensed premises, occupying the landmark former Harcourt Street Railway Station in the heart of Dublin 2. Originally constructed in 1857, the property was utilised as the railway station terminus for the Dublin to Bray service up to 1958 when it was sold and then occupied as offices until its most recent transformation into a premier hospitality venue in 1998.

Now hailed as one of the city's most distinctive and popular hospitality venues, The Odeon retains many of its original period features and showcases these elements with elegant marble arches and columns fronting onto Harcourt Street, together with the property's historic character and architectural details thoughtfully preserved and incorporated into its impressive café-bar style interior.

The Odeon is laid out over two principal levels and boasts a main bar alongside three further bars to ground floor level (capacity 650) together with the Bourbon Bar to first floor level (capacity 200), all finished to a high standard and capable of hosting multiple events simultaneously, with a total capacity of up to 850 guests. The venue is renowned for its vibrant atmosphere, sophisticated décor, and versatility, making it a sought-after destination for private parties, corporate events, and social gatherings.

Excellent feature outdoor areas are also incorporated into the design of these premises with a spacious, enclosed beer garden and heated outdoor terrace, providing valuable al fresco space fronting onto Harcourt Street. Internally The Odeon also benefits from dedicated DJ and AV setup, further enhancing its appeal for a wide range of events and clientele.



THE OPPORTUNITY

The sale of The Odeon reflects an exceptional opportunity to acquire one of Dublin's most iconic and historic "Café Bar" style Licensed Premises which is capable of sustaining high volumes of trade with excellent future business development potential in an established hospitality and entertainment quadrant of the City that continues to witness key growth and corporate demand.

ACCOMMODATION

The current layout is summarised as follows:

DESCRIPTION	SQM
Ground Floor	
Main Bar	
Cocktail Bar	
Library Bar	
Terrace Bar	
Kitchen & Wash Up	
Disability WC	
First Floor	
Bourbon Bar	
Stores	
Ladies & Gents Toilets	
Staff facilities	
Basement	
Cold Room	
Bottle Sotres, General Stores & Boiler	
Ladies & Gents Toilets	
Outside	
Beer Garden	
Terrace	
TOTAL	1,141.13

TITLE

Freehold.

LICENCE

Publicans Licence (7-Day Ordinary).

TENURE

Freehold.

SERVICES

Full Mains Services.

COMMERCIAL RATES

Rateable Valuation €200,000
Rate Multiplier (ARV) 0.2820
Rates Bill 2024 €56,400

BER DETAILS

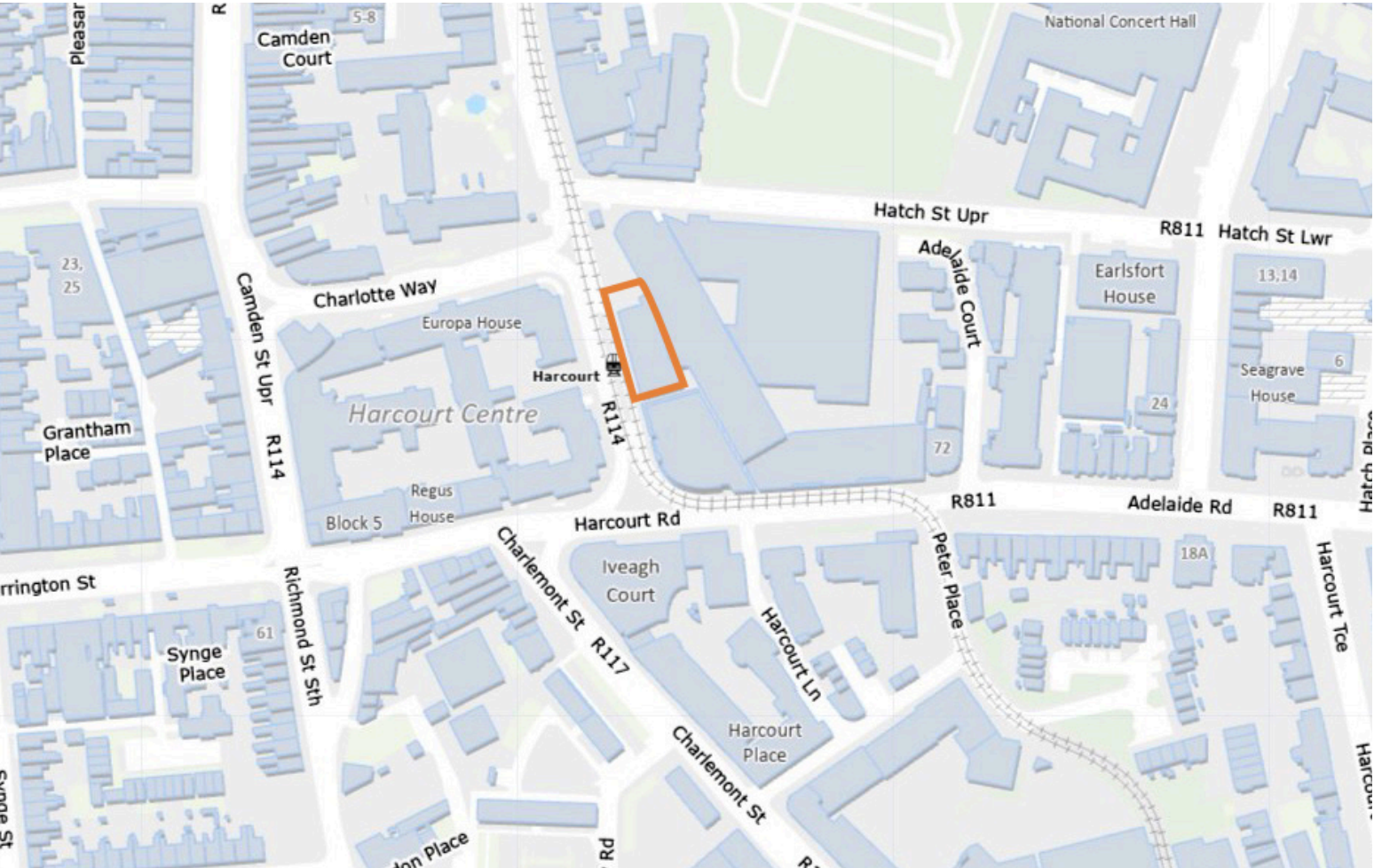
BER EXEMPT (REG NO. 3514).

FURNITURE & FIXTURES

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

VIEWINGS

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





SELLING AGENTS

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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.

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