

South City Centre Licensed Premises Opportunity

40 FRANCIS STREET LIBERTIES | DUBLIN 8



For Sale by Private Treaty with Vacant Possession

Excellent opportunity to acquire a compact lock-up Licensed Premises enjoying a prominent trading position on Francis Street within the historic district of the Liberties providing an excellent opportunity to establish a newly branded Licensed Premises within a densely populated district of the city that is witnessing rapid growth and rejuvenation.





Location

The property is prominently positioned on Francis Street, nestled within Dublin's vibrant Liberties district.

Francis Street is renowned as a cultural and artistic enclave, located just over 1km southwest of Dublin City Centre. This historic neighbourhood has seen substantial revitalisation evolving into one of Dublin's most historic and sought-after quarters.

Surrounding the property are an array of art galleries, antique shops, as well as cultural landmarks such as St. Patrick's Cathedral and the Irish Museum of Modern Art. Francis Street is also famous for its regular antique markets and events. The historic Iveagh Markets which are due to undergo a comprehensive refurbishment are located 100m from the premises with the National College of Art and Design (NCAD) is situated less than 500m away.

A significant nearby development is the Guinness Quarter—a major regeneration project transforming the historic St James's Gate brewery lands into a vibrant, mixed-use neighbourhood. Covering over 12 acres, this long-term project will introduce 336 new homes, hotels, a food hall, artisan market, performance space, commercial workspaces, and more than two acres of new public open spaces.

The Property

The Licensed Premises comprise a mid-terrace building extending to approximately 299 SQM which are laid out to comprise a ground floor over basement licensed premises. Internally the premises is laid out to contain a public bar, rear seating area with ladies and gents' toilets located off.

The upper floors are laid out to contain a former residence.





The Opportunity

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 residential population complimented by the tourism and student populace.

Additionally, the former overhead residence could provide additional income post refurbishment.

Accommodation

DESCRIPTION	SQ. M.
Basement	
Cellar	
Ground Floor	
Public Bar	
Rear Seating Area	
Ladies & Gents Toilets	
Stores	
First Floor	
Former Residence	
Second Floor	
Former Residence	
Third Floor	
Former Residence	
TOTAL	299

Title

Freehold

Licence

Publicans Licence (7-Day Ordinary)

Services

Full Mains Services

Commercial Rates

Licensed Premises

Rateable Valuation: €31,500.00

Rate Multiplier: (ARV) 0.277

Rates Bill 2024: €8,725.50

BER Details

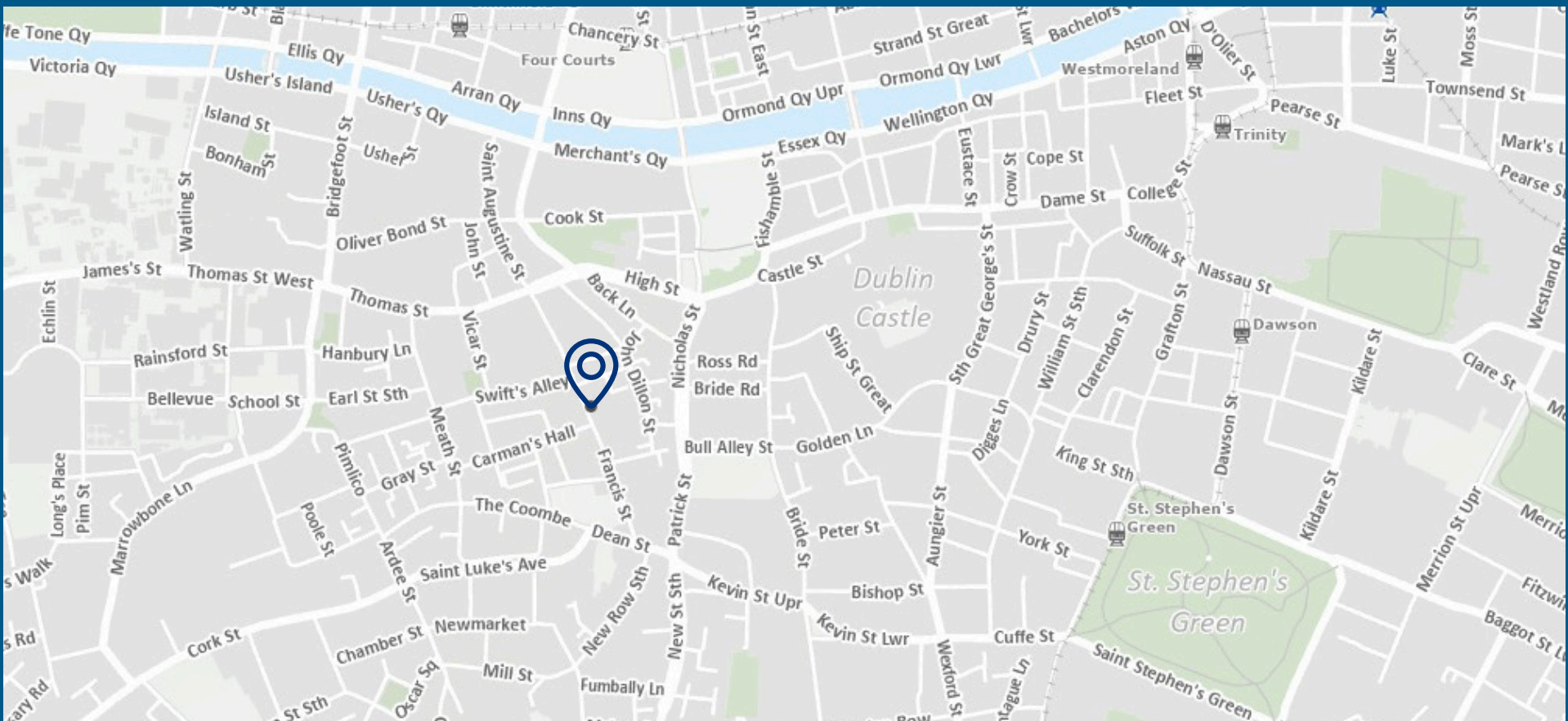


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