

THE PARNELL HERITAGE PUB & GRILL

Parnell Street, Dublin 1 | D01 ND00



For Sale by Private Treaty as a Going Concern

On the instructions of the Vendors who are retiring from the Licensed Trade after
successfully operating the premises for fifteen years

BER EXEMPT

- An impressive licensed premises over three floors with rooftop terrace
- Benefits from customer lift to all levels
- Pivotal trading position on the O'Connell St & Parnell St intersection
- Excellent future potential within an area witnessing significant investment





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Location

The Parnell Heritage Bar & Grill occupies a prominent trading position on Parnell Street, at the heart of Dublin's north city centre. The property is situated just off O'Connell Street, Dublin's main thoroughfare, and is within immediate proximity to the Rotunda Hospital and the Gate Theatre. The area is a lively mix of retail, hospitality, and cultural attractions, with the Ilac Shopping Centre and the historic GPO both just a short distance away.

The Parnell Heritage Bar & Grill benefits from excellent footfall, drawing both local residents and visitors exploring the city's vibrant northside. The renowned Moore Street market, with its longstanding tradition of street trading, is located just around the corner and is currently undergoing significant redevelopment. The €500 million redevelopment will include new retail, residential, and hospitality spaces, alongside the restoration of the area's 1916 Rising heritage sites. Once complete, the revitalised area will further boost the appeal of Parnell Street and its surroundings.

The location is exceptionally well-served by public transport, with numerous Dublin Bus routes, the LUAS Green and Red lines, and mainline rail all within easy reach. The area is also within walking distance of key city landmarks such as the Garden of Remembrance, the Hugh Lane Gallery, and the bustling Henry Street shopping district.

The Parnell Heritage Bar & Grill is ideally positioned to benefit from the ongoing transformation of Dublin's north city centre, offering unrivalled access to the city's retail, cultural, and entertainment amenities.

The Property

The Parnell Heritage Bar & Grill comprises a prominent mid-terrace three storey over basement Licensed Premises, extending to approximately 717 sq.m. gross internal area, with an impressive c. 20 metres of street frontage to Parnell Street.

The accommodation is arranged to provide spacious bar areas across the ground, first, and second floors, each serviced by ample customer facilities and accessed by a customer lift. The basement level houses the main kitchen, stores, and toilet accommodation, supporting efficient service throughout the premises. Notably, the second floor benefits from a roof terrace, offering a dedicated beer garden and smoking area.

The property's flexible layout and substantial frontage ensure a consistent throughput of trade with the opportunity to further enhance the offering.

The Opportunity

The Parnell Heritage Bar & Grill represents a rare opportunity to acquire a pivotally located traditional style lock-up licensed premises strategically located within the historic Parnell Street & O' Connell Street trading district adjacent to the North City's premier retailing district of Henry Street.

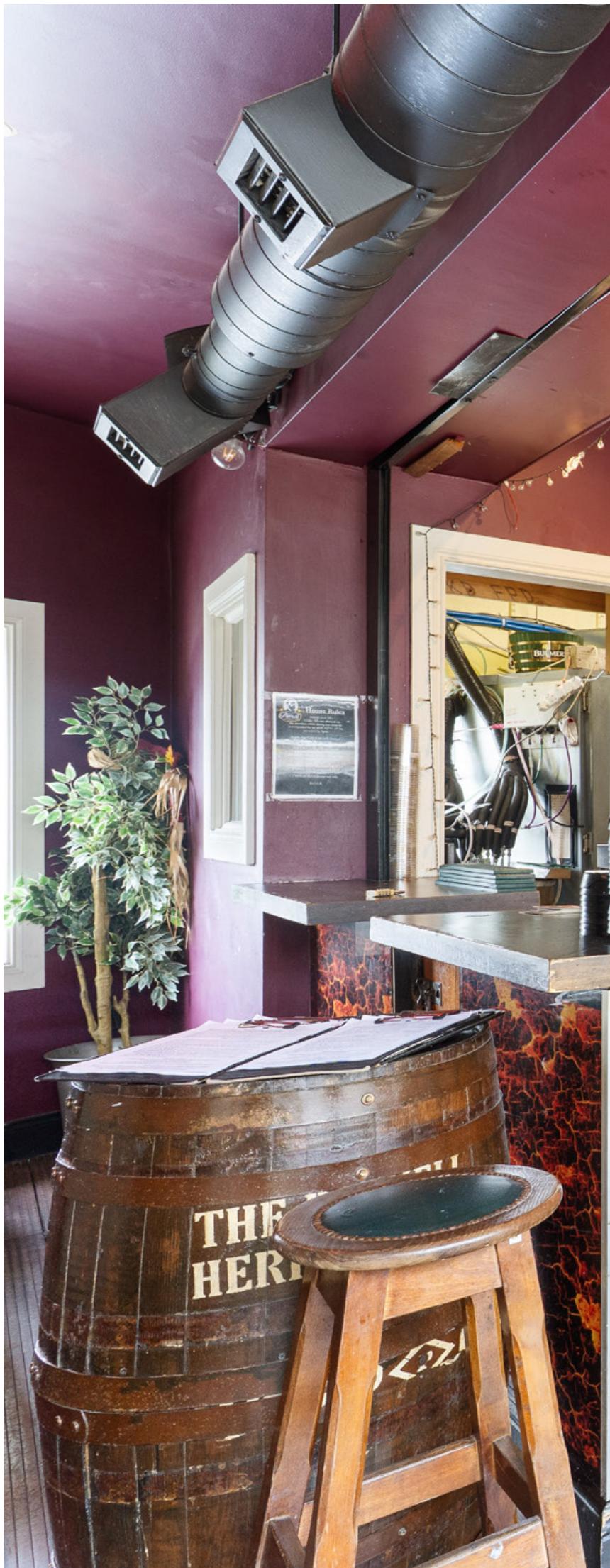
The significant investment underway into the immediate area present real potential to develop the trade as visitor numbers to the district significantly increase.



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CAPTAIN MOONLIGHT'S



Accommodation

The current layout is summarised as follows:

DESCRIPTION	SQM
Ground Floor	199
Traditional Public Bar	
Holding Kitchen with Hoist	
First Floor	199
Lounge Bar & Dining Area	
2nd Floor	120
Roof Terrace bar	
Storage	
Basement	199
Kitchen with Hoist	
Ladies & Gents Toilets	
Staff Toilets	
Cold Room & Stores	
Total	717

Title

Freehold

Licence

Publicans Licence (7-Day Ordinary)

Services

Full Mains Services

Commercial Rates

Licensed Premises

Rateable Valuation: €76,500

Rate Multiplier: (ARV) 0.277

Rates Bill 2024: €21,190.50

BER Details

Exempt

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Accountant

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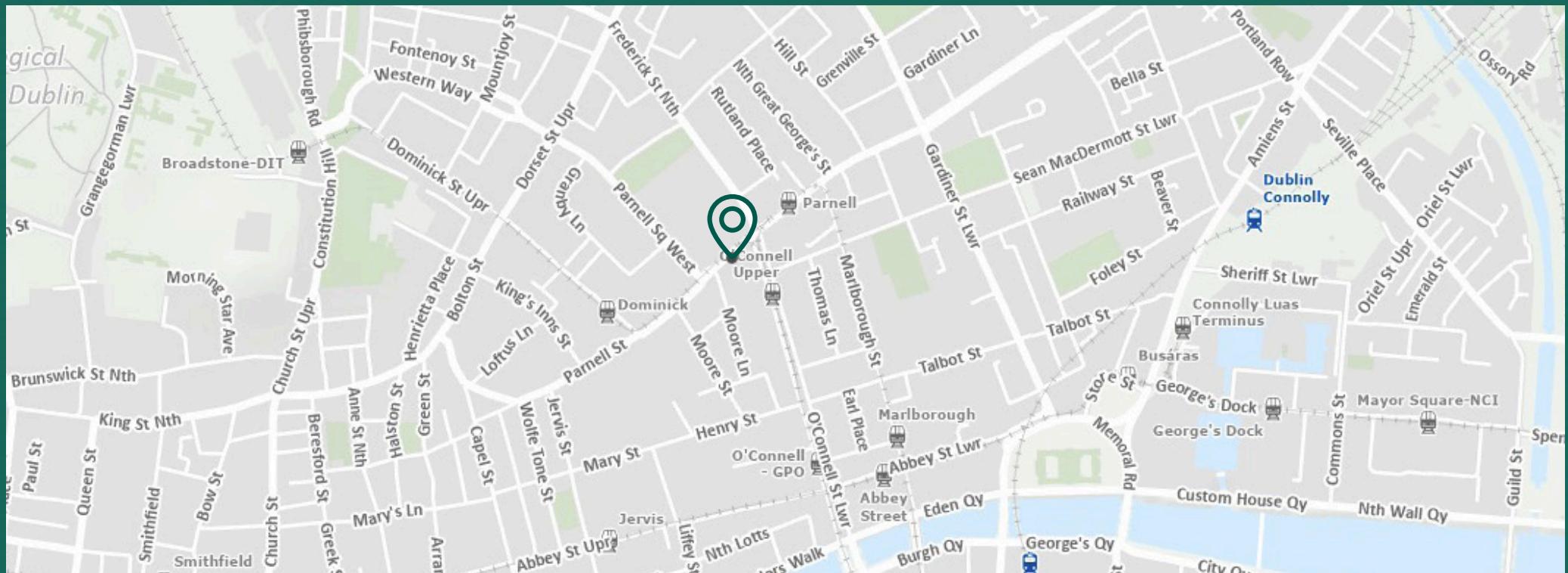
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