

Lisney

COMMERCIAL REAL ESTATE

The Inn on the Liffey

20/21 Ormond Quay Upper
Dublin 7
D07 X76K

For Sale by Private Treaty

BER EXEMPT



Highlights:

Central location on Ormond Quay within close proximity to the principal tourist attractions

Three storey over basement former guesthouse extending to approx 688 Sqm.

Fpp. for refurbishment and extension of the premises to comprise a 27 bed Guesthouse.

Excellent future potential within an area witnessing significant investment

The Inn on the Liffey, Ormond Quay Upper, Dublin 7

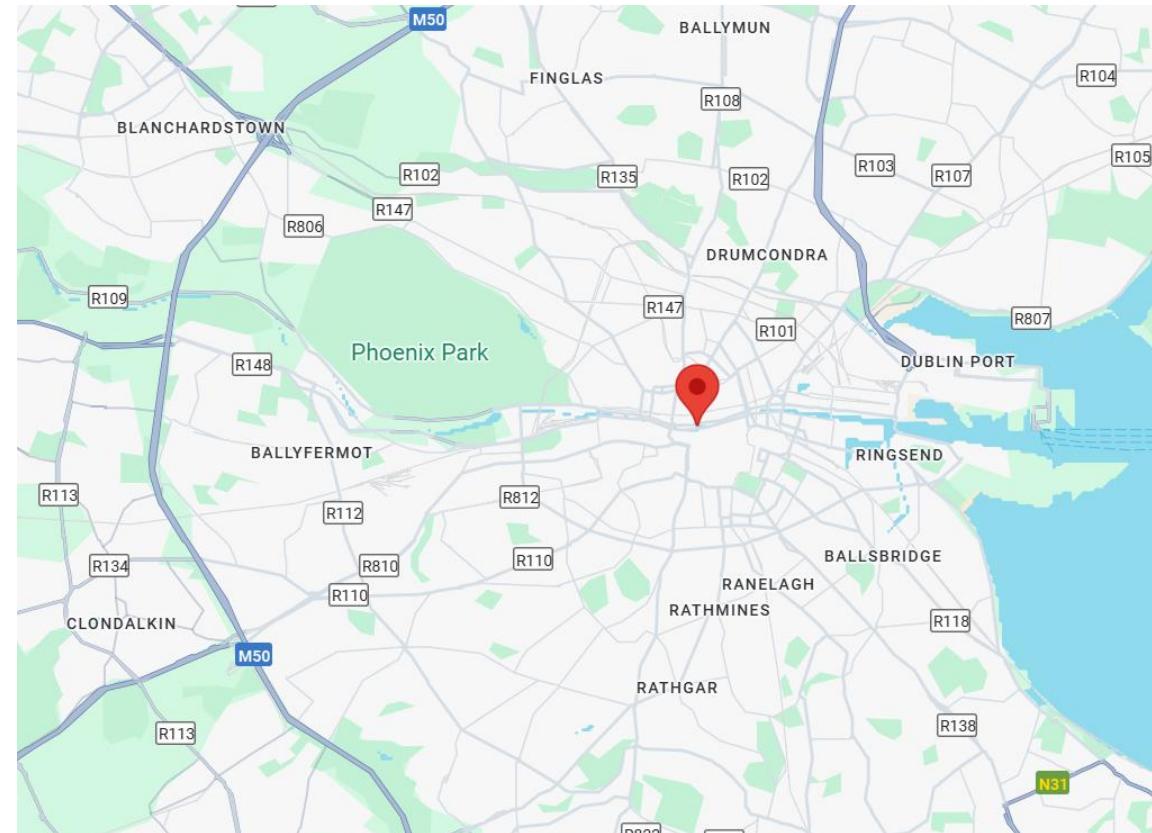
LOCATION OVERVIEW

The Inn on The Liffey occupies a prominent and highly visible position overlooking the River Liffey on Ormond Quay Upper, approximately 150m east of Capel Street and Grattan Bridge. The property is also within close walking distance of Temple Bar, Dublin's principal cultural and tourism quarter, which is located immediately to the south-east.

The surrounding area is mixed-use, comprising retail, office and a strong concentration of legal occupiers associated with the nearby Four Courts. The locality has benefited from significant recent regeneration, particularly in Arran Quay and Smithfield, with substantial residential and office development.

Nearby occupiers are predominantly commercial, including a number of established hospitality and licensed premises such as The Morrison Hotel, The Legal Eagle and The Boar's Head. The proximity to Temple Bar further enhances the location, supporting strong footfall and demand from both tourists and the local evening economy. Major retail destinations are also close by, including Jervis Shopping Centre (approx. 600m east) and Henry Street (approx. 900m north-east). The property is well served by public transport, with the Four Courts and Jervis Luas stops within walking distance, numerous Dublin Bus routes nearby, and Heuston Station located approximately 1.7km to the west..

[Location Map \(click here\)](#)



PROPERTY DESCRIPTION

The Inn on The Liffey comprises a three-storey over basement mid-terraced building extending in total to approx. 688 sq.m / 7,406 sq.ft.

The building is of a traditional masonry construction with timber shop front to the ground floor and plastered and painted elevations to the upper floors. Fenestration comprises uPVC windows which appear to be double glazed all under a natural 'A' pitched slate roof.

The property was previously in use as a Guesthouse that provided 12 no. bedrooms and ceased trading in c. 2020 – 2021.

Further to the above, we note that the property requires CAPEX expenditure in order to refurbish back to suitable use and condition.



PROPOSED DEVELOPMENT

[Planning Documents \(click here\)](#)

DCC. Planning Application Ref: 4815/23

The permitted development provides for the comprehensive restoration, refurbishment and extension of the existing buildings to create a high-quality Guesthouse accommodation scheme.

The front building will be fully restored and refurbished, including reroofing in natural slate, reinstatement of traditional sash windows, repointing of historic brickwork, and the removal of unsympathetic modern additions. Internally, the property will be upgraded throughout with the reinstatement of historic features, new services, and full compliance with modern structural and fire safety standards. The existing shopfront will also be fully restored, and the basement refurbished to provide ancillary storage accommodation.

To the rear of the site, the existing two-storey building will be partially demolished and extended, with a change of use to Guesthouse accommodation. A new five-storey building will be constructed, providing additional guest bedrooms and improved circulation, together with the relocation of pedestrian access from Ormond Place.

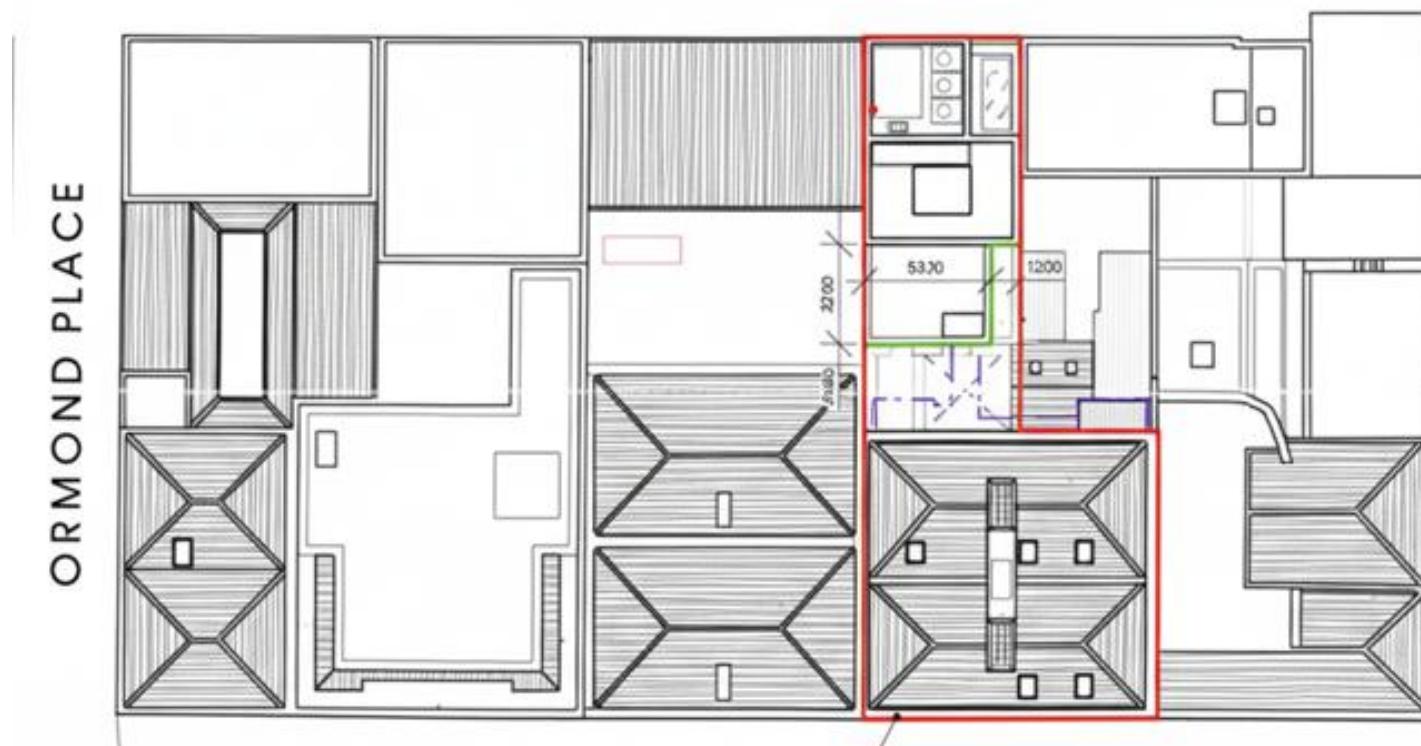
On completion, the development will deliver 27 Guest bedrooms across the front and rear buildings, together with all associated drainage, rooflights and site works.



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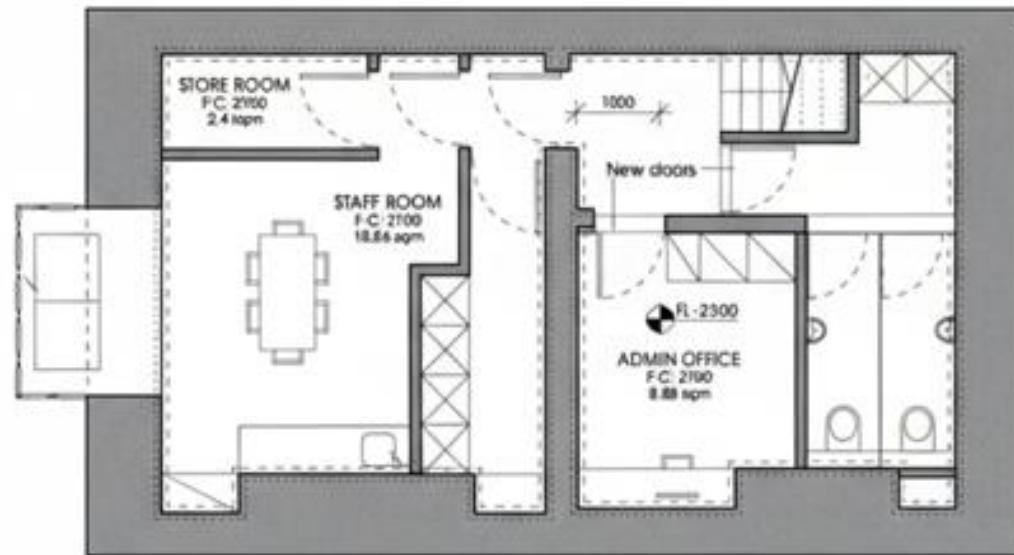
SITE MAP

ORMOND PLACE



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PROPOSED BASEMENT PLANS



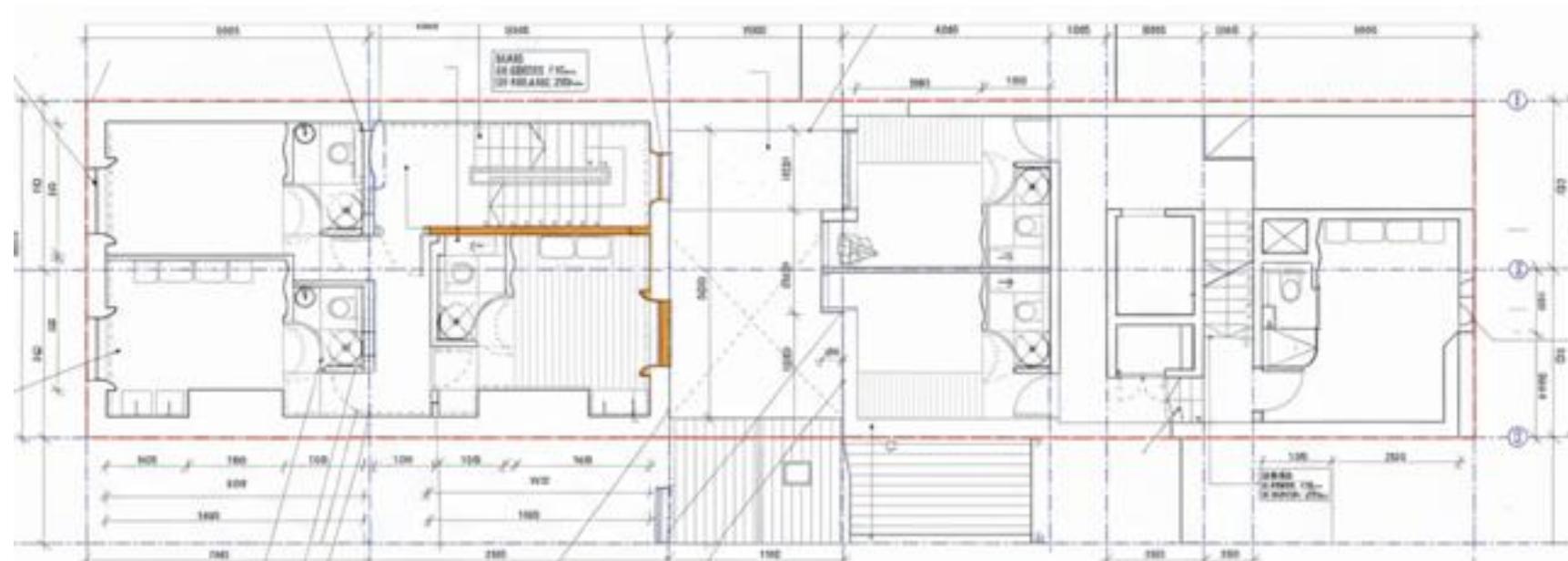
The Inn on the Liffey, Ormond Quay Upper, Dublin 7

PROPOSED GROUND FLOOR PLANS



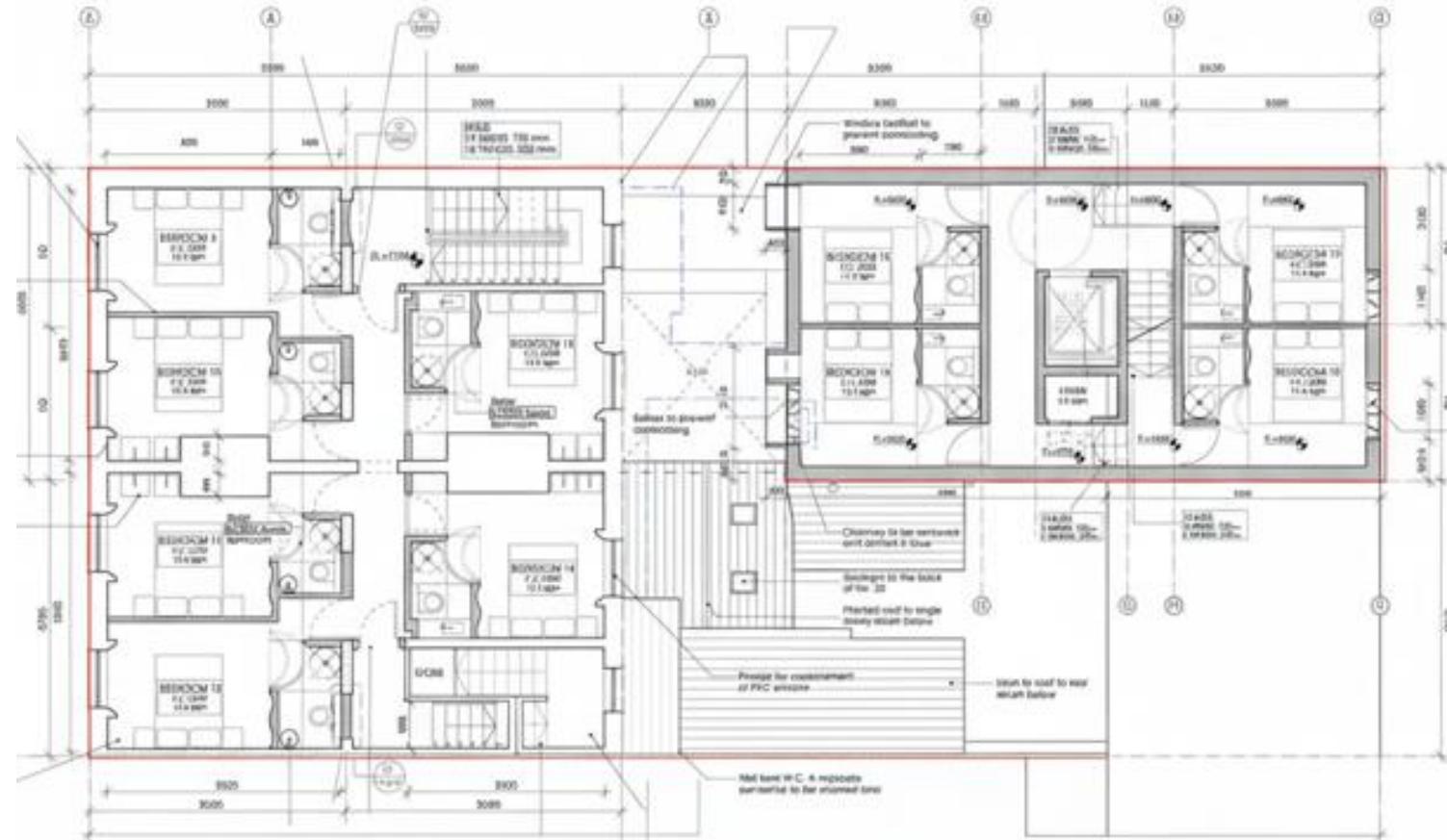
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PROPOSED FIRST FLOOR PLANS



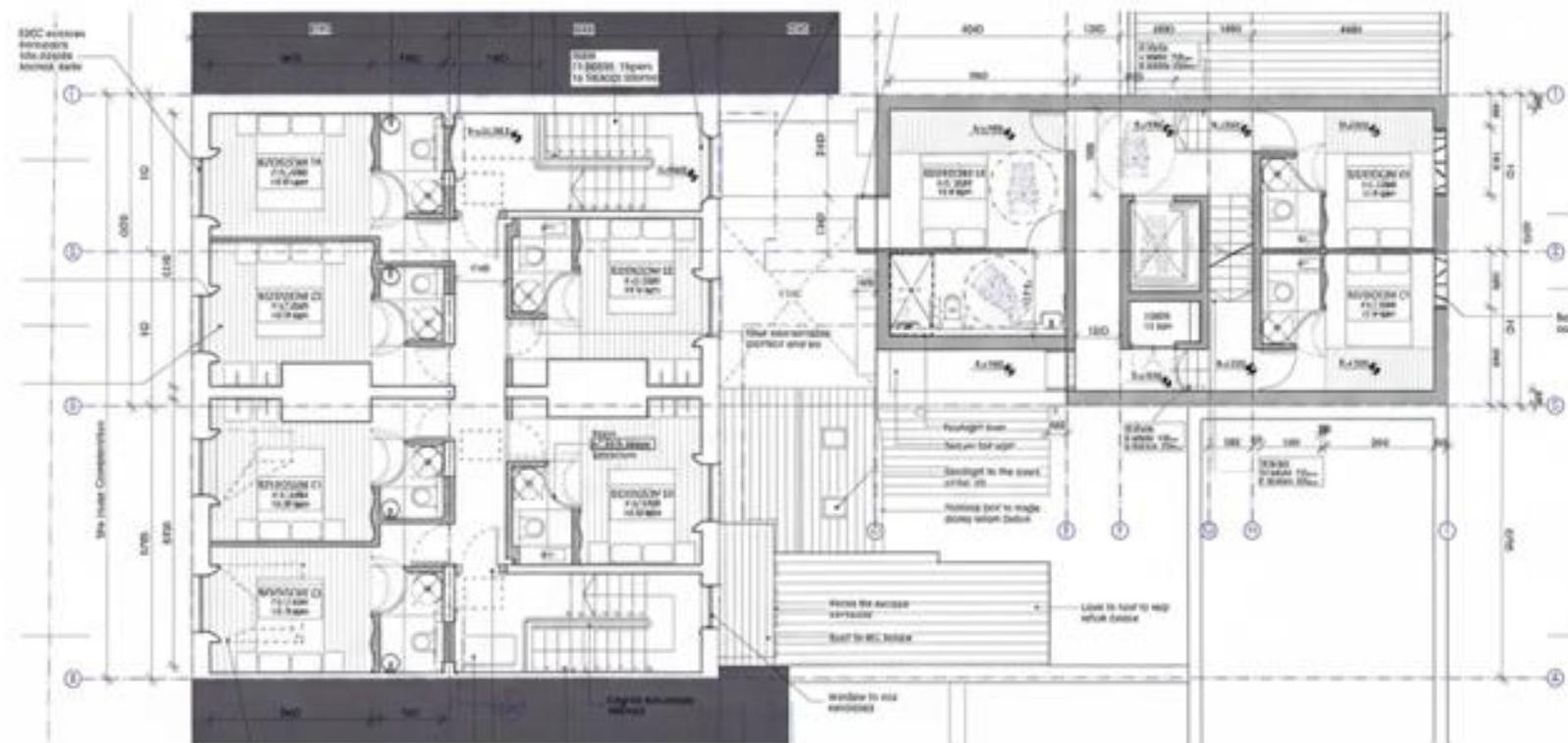
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PROPOSED SECOND FLOOR PLANS



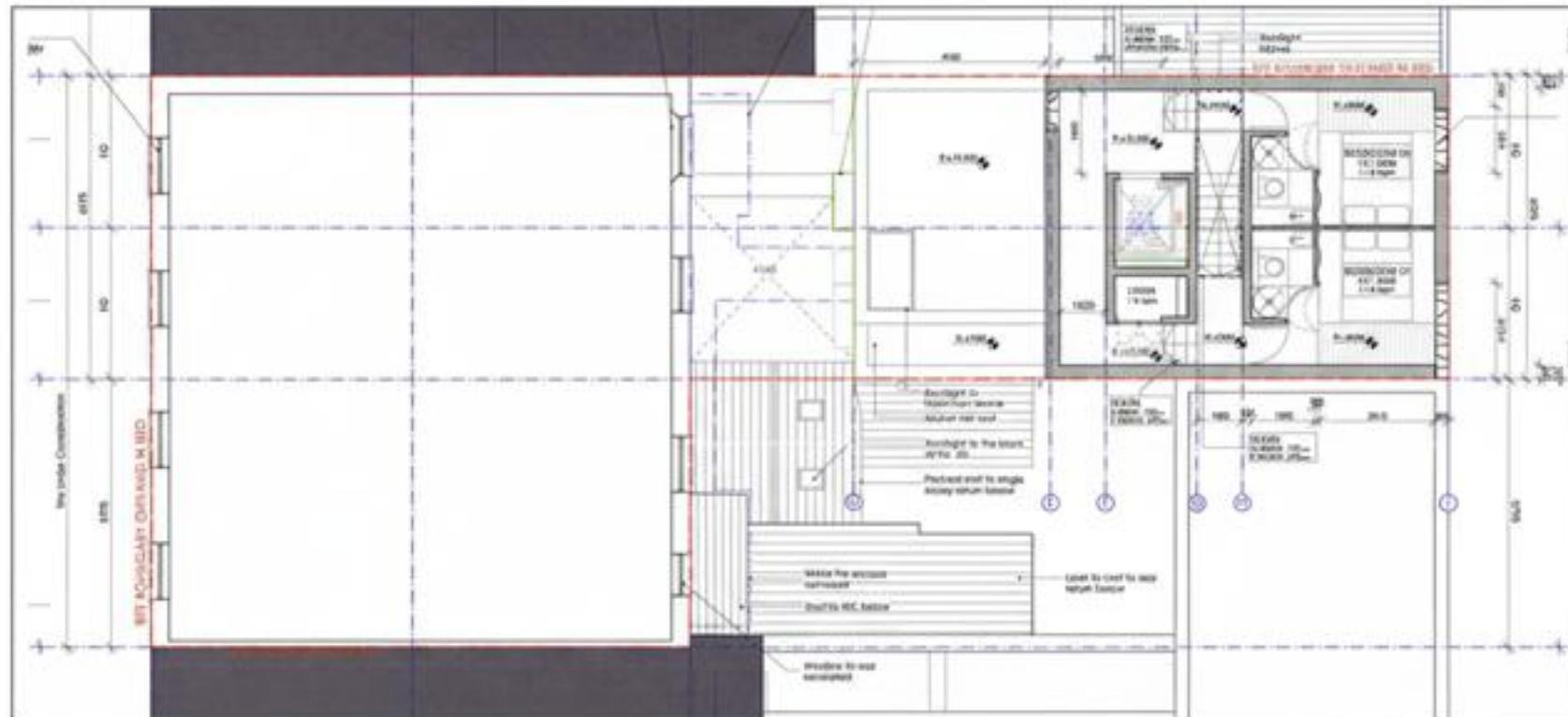
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PROPOSED THIRD FLOOR PLANS



The Inn on the Liffey, Ormond Quay Upper, Dublin 7

PROPOSED FOURTH FLOOR PLANS



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TITLE

We are advised the subject property is held under unencumbered Freehold Title.

COMMERCIAL RATES

The subject property is currently subject to rates as follows;

Rateable Valuation	€16,960
Rate Multiplier	(ARV) 0.2820
Rates Bill 2024	€4,782.72

BER EXEMPT

Lisney

COMMERCIAL REAL ESTATE

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