

INVESTMENT FOR SALE (TENANT NOT AFFECTED)



**66/67,
South Great Georges Street,
Dublin 2.**

- Superb Ground floor and basement restaurant premises
- High profile location on the west side of Georges Street
- Let on long term leases with 17 years unexpired
- Currently Producing €156,000 pax

DouglasNewmanGood
Commercial Property 

INVESTMENT PROPERTY FOR SALE

66/67, South Great Georges Street, Dublin 2.

LOCATION

This property occupies an excellent high profile position subject unit is located on the west side of South Great Georges Street close to its junction with Exchequer Street. This is a prime city centre location being only a short distance from Wicklow Street and Grafton Street and directly opposite the historic south city markets.

This has become the most sought after area for restaurants in the city and is the go to destination in Dublin. Nearby restaurants include Rustic Stone, Fade Street Social, Pichet, le g'Gueleton, Jaipur and Exchequer Gastro Pub. This combined with renowned bars like the Long Hall, The Market Bar, The Stags Head, The Old Stand and The George all combine to create a vibrant mix. Its proximity to Temple Bar is also an important factor.

This high profile location benefits from a high volume of passing pedestrian traffic.

DESCRIPTION

The premises comprises a ground floor and basement within a mid-terraced four storey over basement building of mixed commercial and residential use. There are apartments on the upper floors which are not included in the sale. The premises is fitted to the highest standard and has seating for over 140 patrons. The property has excellent frontage to one of the busiest parts of the street and also has the benefit of rear delivery access.

ACCOMMODATION

Unit 1	Sq.M
Ground Floor	225.93
Basement	63.73
Unit 2	
Ground Floor	78.69
Basement	87.88
Total Net Internal	456.23 sq.m

Intending purchasers are advised to verify all details including floor area and to note disclaimer below.



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BER



BER No: 800272932

Energy Performance Indicator:
794.24 kWh/m²/yr

TITLE

The property is freehold and is subject to the following tenancies.

TENANCY

The premises are let to **Home RBVR Limited** under two identical 35 year leases from the 30th July 1996 and is subject to contracted rents of €130,000 and €65,000 per annum exclusive. There are upward only rent reviews at 5 year intervals with the next review due on 30th July 2016. The rent is paid monthly in advance. In addition to the rent, the tenant is liable for the payment of landlords insurances and local authority rates.

The tenant currently enjoys a rent concession and the rent has been reduced by agreement to €156,000 pax until the next rent review which is due in July 2016.

PRICE

We are seeking offers in excess of
€2,000,000.

VAT

We are advised that the sale is not subject to VAT.

SOLICITOR

Denis Mc Sweeney
Solicitors
Grand Canal House,
1 Upper Grand Canal Street,
Dublin 4.
Tel: 01 661 1364

VIEWINGS

Strictly and only by prior appointment.

CONTACTS

Nigel Kingston
[E. n.kingston@dngc.ie](mailto:n.kingston@dngc.ie)
Karl Byrne
[E. k.byrne@dngc.ie](mailto:k.byrne@dngc.ie)
T. 01 673 1400

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