

FOR SALE BY PRIVATE TREATY



2-4 Frenchman's Lane, Dublin 1, Ireland



INTRODUCTION



On behalf of BDO Ireland, JLL has been appointed as exclusive selling agents for Isaacs Hostel, a prime 290 bed independent holiday hostel, located in the heart of Dublin City Centre.

Offered for sale with freehold title and the benefit of full vacant possession, this 53 dormitory and 290 bed hostel boasts an exceptional location right next to Busáras and Connolly Station, along with an established and profitable trading history and exciting upside potential.



A rare opportunity to acquire one of Dublin's largest independent holiday hostels

INVESTMENT HIGHLIGHTS

Significant branding, refurbishment and asset management potential, in a buoyant operating market with almost no new hostel supply threats



Occupying a prime city centre location next to Connolly Station (Ireland's busiest railway station), Busaras (Dublin's central bus terminal) and close to all major tourist attractions.



Situated within a converted 19th century wine store, Isaacs Hostel offers a unique character and welcoming atmosphere, across a total of 53 dormitories, accommodating a total of 290 beds.



Available with the benefit of freehold title and full vacant possession, Isaacs Hostel presents a rare Irish hostel acquisition opportunity.



A profitable trading business with exciting scope for further enhancement via refurbishment, increased Average Bed Rate (ABR), improvements to the Food & Beverage (F&B) offering and better utilisation of the unique basement space.



The Dublin hostel market is dominated by independent owner operators, with very limited supply threats. Isaacs offers exciting potential for international hostel brand representation and roll-out within the buoyant Dublin market.

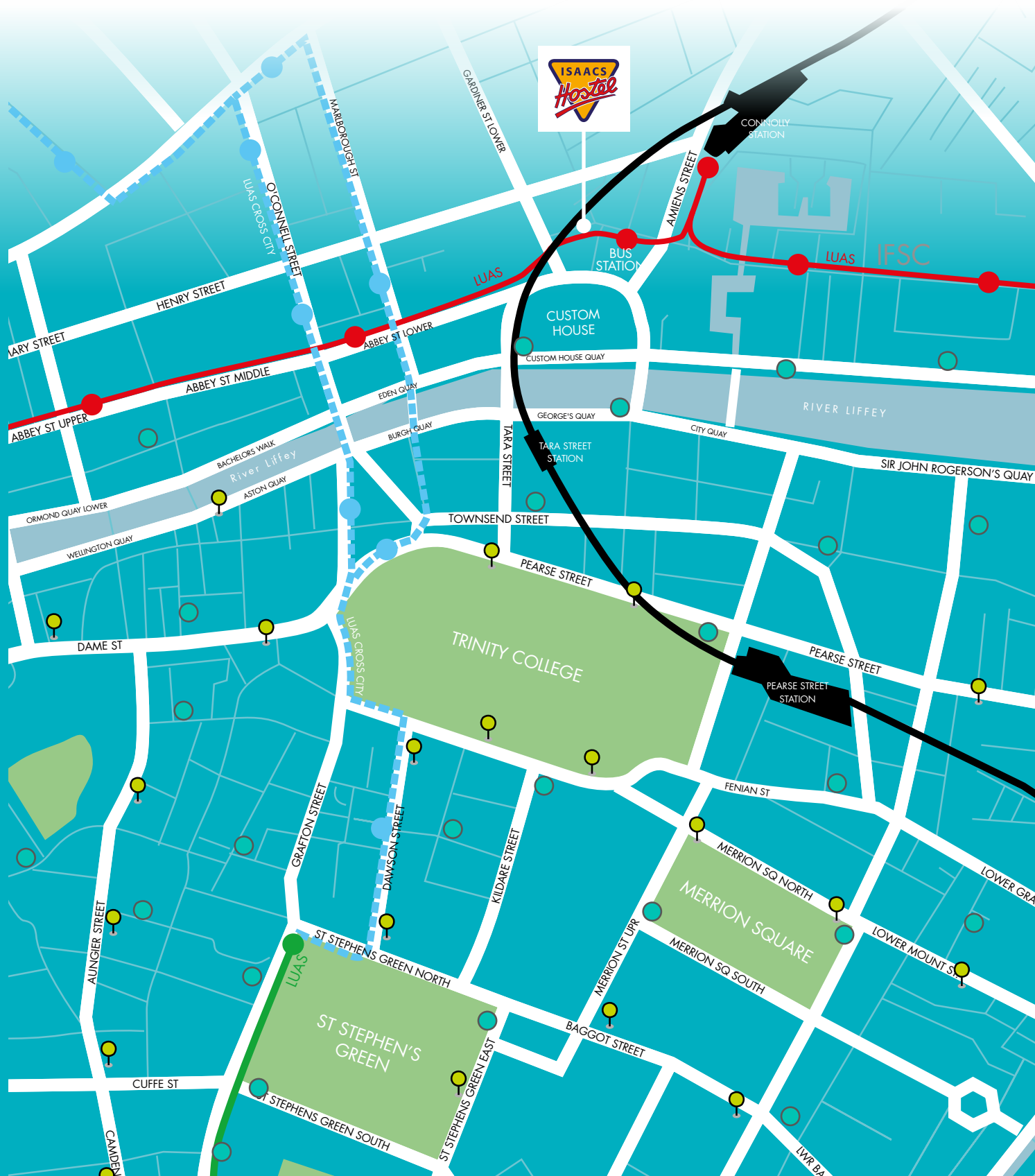


The property also offers expansionary and alternative use development potential, including budget hotel and other potential uses (subject to planning permission).

LOCATION

Isaacs Hostel is ideally located at 2-4 Frenchman's Lane in Dublin 1, in the heart of Dublin City Centre. The property is located next to Connolly Station (Ireland's busiest railway station) and Busaras (Dublin's Central Bus Terminal).

- Luas Red Line
- Luas Green Line
- Luas Cross City Line
- Train / Dart
- Dublin Bikes
- Dublin Bus



LESS THAN 100 METRES FROM A LUAS STOP AND WITHIN WALKING DISTANCE OF ALL OF THE CITY'S MAJOR TOURIST ATTRACTIONS.

The property is superbly positioned to capitalise upon growing Dublin hostel demand.

The property is also located in an established tourist accommodation district, with other nearby holiday hostels including Backpackers Citi Hostel, Jacobs Inn and My Place Hostel. Nearby hotels also include The Beresford Hotel, The North Star Hotel and The Ripley Court Hotel.

Well connected to every possible Dublin City amenity and with a LUAS Cross City recently opened in late 2017, the property's location is set to be even further enhanced.



AERIAL



Connolly Station

Convention
Centre Dublin

3 Arena

IFSC



Customs House

Board Gais
Theatre

Aviva Stadium

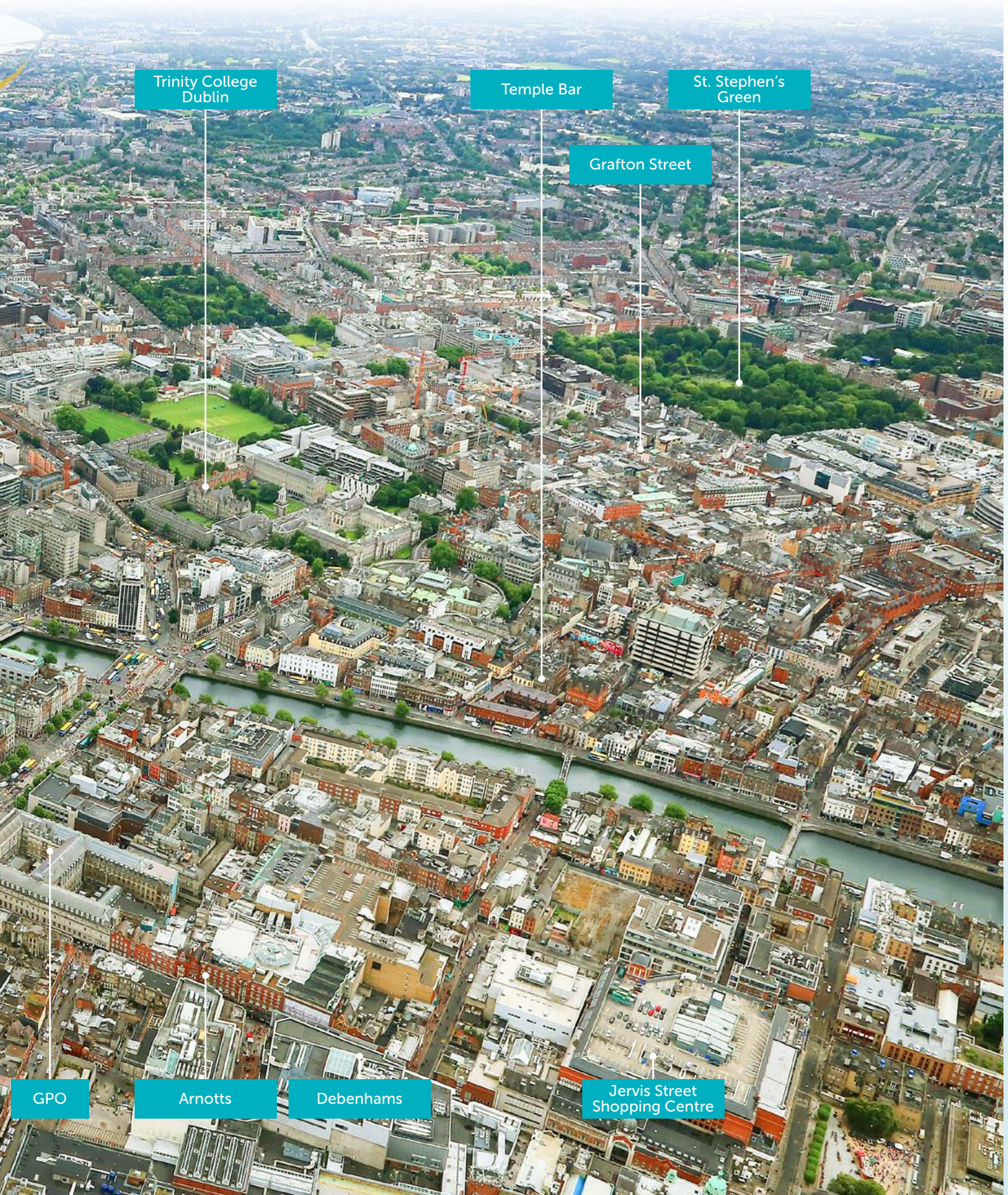
Irish Life Centre

Busaras

Gresham Hotel

O'Connell Street

*A popular and highly accessible hostel location,
in the heart of Dublin City Centre*





A PART OF DUBLIN'S LIVING HISTORY



Originally forming part of Dublin's historic Gardiner Estate, Isaacs Hostel is contained within a converted 19th century wine store. The property's interesting history lends itself to a unique accommodation experience, offering characterful public areas and period features, including striking wine cellars at basement level.

Note that, according to Dublin City Council's Record of Protected Structures, the property is not a protected structure.

*A truly characterful
property, with
an exceptionally
welcoming
atmosphere*



ONE OF DUBLIN'S LARGEST INDEPENDENT HOLIDAY HOSTELS

Isaacs Hostel benefits from a quality mix of accommodation, offering guests a choice of 53 modern guestrooms and dormitories, accommodating a total of 290 beds. Guestrooms range in size from private double rooms to 16 bed dormitories, accommodating 8 bunk beds each.

Ground floor accommodation includes an attractive reception and open plan seating area, in addition to a ground floor breakfast and café area and a separate modern self-catering kitchen to the rear.

At the basement level the property offer unique wine vaults space, which currently accommodates a games rooms (pool, foosball and ping pong), computer room, luggage storage, sauna and reading room. The property also includes free WI-FI throughout.



290
BEDS



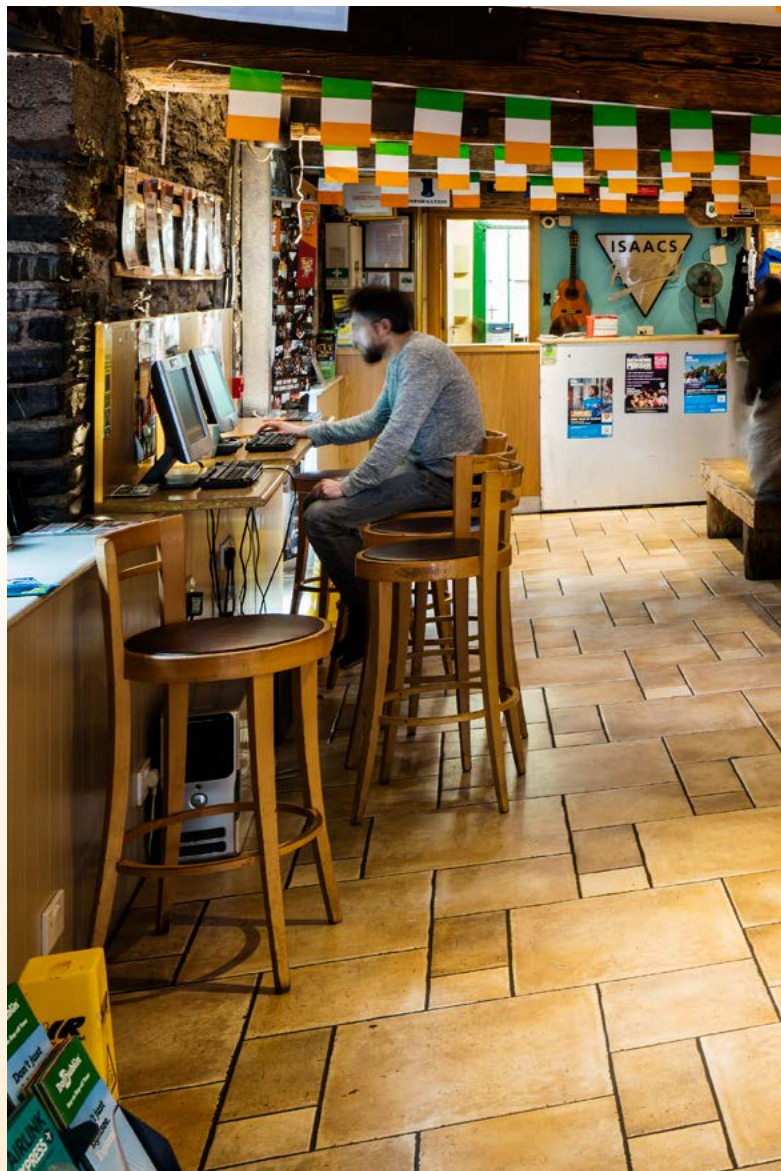
SHOWER AND
TOILET FACILITIES
ON EACH FLOOR



CAFÉ AND SELF
CATERING
KITCHEN



GAMES AND
COMPUTER
ROOMS







ACCOMMODATION

GUESTROOMS & DORMITORIES

The sleeping accommodation is provided over ground and three upper floors, with an efficient layout including shower and toilet facilities located centrally on each floor.



AN EXCITING OPPORTUNITY



Isaacs Hostel presents a **rare opportunity** to own and operate one of Dublin City's largest and most established city centre hostels



An opportunity to **upgrade the existing 290 bed hostel** and with exciting **Average Bed Rate growth potential**



Across Europe's major cities, Dublin City is now ranked an impressive **1st in Occupancy** terms and **7th in ADR terms***



Hostel and 1 star accommodation in Dublin accounts for just **4%** of the accommodation stock – highlighting Dublin's hostel sector growth potential

A profitable trading business, with exciting potential to refurbish, rebrand and asset manage



0 = The number of new hostels expected to open in Dublin City in 2018



Dublin City RevPAR is forecast to increase by **+7%** in 2018, with YTD 2018 RevPAR **growth of +8%**



Offering development potential and situated close to Dublin's Central Bus Station, there may be potential for **alternative budget hotel** and other uses



Exciting opportunity to **improve** the ground floor offering and better utilise the **unique and characterful basement vaults space**



*A rare opportunity to
acquire one of Dublin's
largest independent
holiday hostels*



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800197899 | Calculated annual CO2 emissions: 394.94 kWh/m²/yr 0.88

PSP Licence No: 002273

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