



Ohana

17 Harcourt Street, Dublin 2, Dublin, D02 W963

Harcourt St Venue with Outdoor Area

- Fully Licensed Basement Bar with premium fit-out
- Benefits from outdoor courtyard to the rear
- Includes a Mews Building to the rear offering additional service/storage
- Occupied under two leases for a combined rent of €63,700 with 16 years remaining (automatic renewal rights)

Summary

Passing Rent	€63,700 per annum
Rates Payable	€13,462.40 per annum
BER Rating	BER exempt - Listed building

Description

Lease 1 – Basement Licensed Premises & Rear Cold Room

- Commencement: 11th January 2016
- Term: 25 Years
- Passing Rent: €55,700 per annum
- Rent Reviews: Every 5 years to Market Rent
- Includes licensed trading space, rear cold room

Lease 2 – Rear Mews Building

- Commencement: 11th January 2016
- Term: 25 Years
- Passing Rent: €8,000 per annum
- Utilised for office space and stores

The lease assignment presents an exciting opportunity to take over the lease of a fully fitted licensed premises, located in a vibrant hospitality destination. The property comprises a basement bar and a rear mews building with outdoor courtyard – all set up for immediate trade.

Location

Located in the heart of one of Dublin's premier late-night districts, 17 Harcourt Street offers an unparalleled trading position in one of the city's busiest late night entertainment corridors.

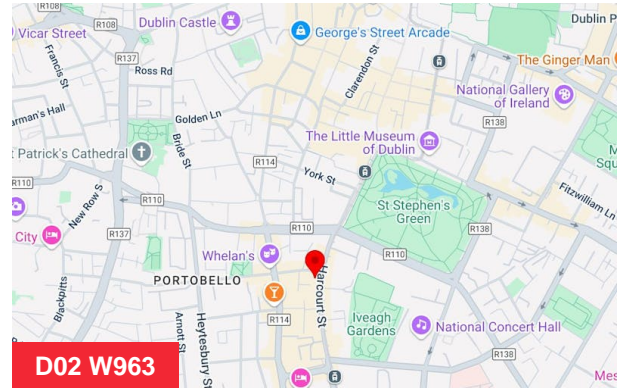
Surrounded by some of Dublin's best-known bars and clubs the area benefits from consistent midweek and weekend trade, driven by a strong mix of young professionals, students, city-centre workers, and tourists. The Luas Green Line runs directly past the premises, offering excellent transport links and late-night access.

The building is adjacent to St. Stephen's Green, Grafton Street, several major hotels and multiple large existing and new office developments presenting a significant opportunity to establish a profitable business within a proven location.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	2,250	209.03	Available
1st - Office and Stores	1,062	98.66	Available
Total	3,312	307.69	



Viewing & Further Information



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