



FOR SALE BY PRIVATE TREATY

The Former Paddy's Palace

5 Beresford Place, Dublin 1, D01 V2V4 &
55 Gardiner Street Lower, Dublin 1, D01 R223

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Established Hostel Use



The building comprises 22 guest rooms, 3 en-suite, providing a total of 108 bedspaces



The building extends to approximately 856 sq m. (GIA) / 9,214 sq ft (GIA)



Part Freehold and Long Leasehold title. To be sold with Vacant Possession



Located in Dublin City Centre



Connolly Rail station, Busáras bus station, and LUAS lines all within close proximity



Protected Structure (RPS: 3058, 3059 and 734)



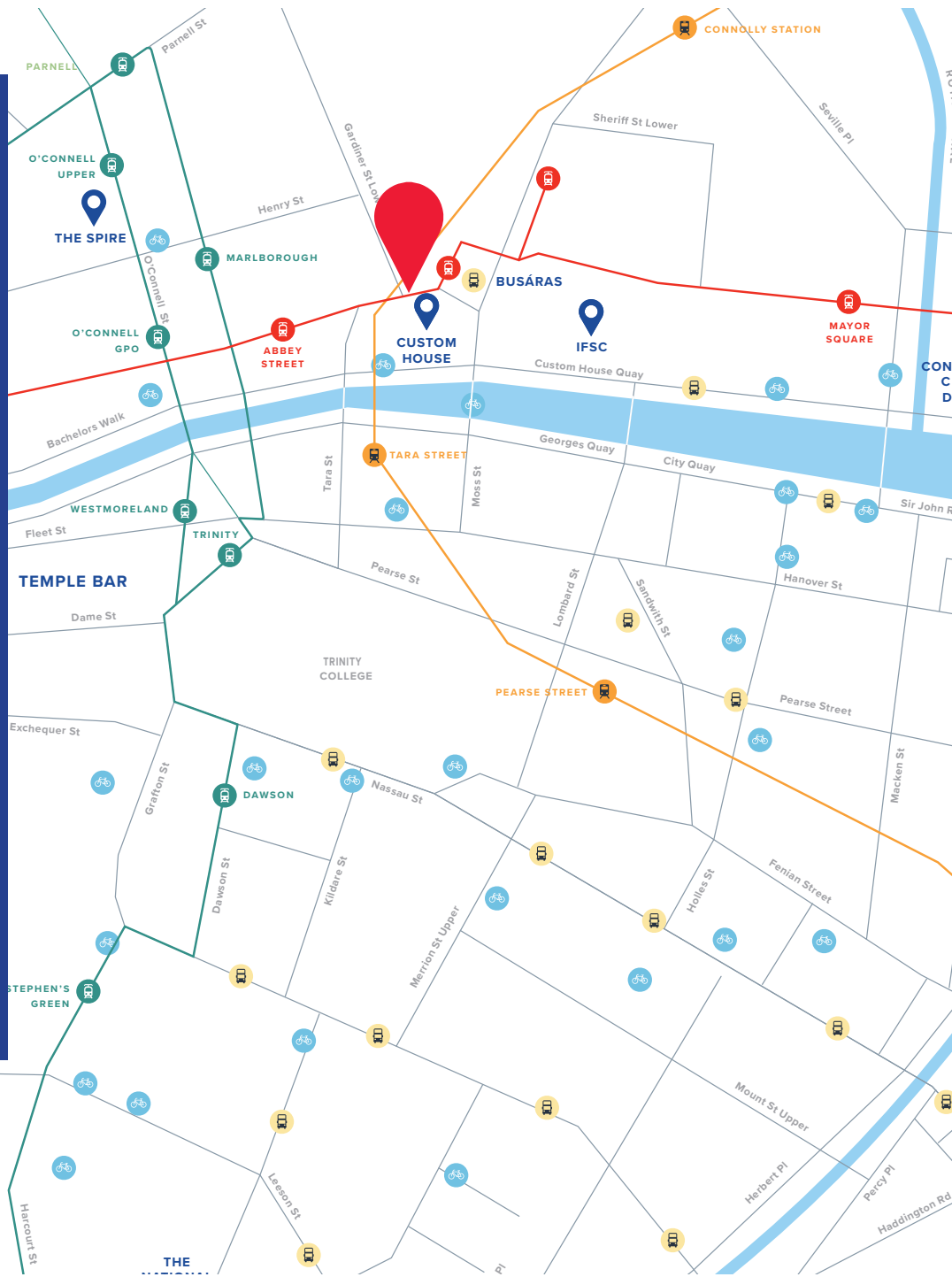
Rates Payable; €19,576 (Property No: 793259)

Location

The former Paddy's Palace occupies a prominent corner-site position at the junction of Beresford Place and Lower Gardiner Street, within Dublin 1's vibrant inner-city district.

The property is exceptionally well connected, with Dublin Connolly Station, the Central Bus Station and LUAS services within close walking distance. Dublin International Airport is approximately 12 km north or 20 minutes' drive from the property.

The property also benefits from close proximity to many of the city's major tourist attractions such as Trinity College, Croke Park Stadium, Dublin Castle, GPO, O'Connell Street and the Guinness Storehouse. The two principal shopping streets in the city along with the popular entertainment districts such as Temple Bar are also within easy walking distance.





Description

The property comprises the former “Paddy’s Palace” a 22-bedroom former hostel with accommodation that spreads over two listed buildings extending to approximately 856 sq m. (GIA) / 9,214 sq ft (GIA).

The building comprises 22 guest rooms, providing a total of 108 bedspaces. Accommodation is configured across a mixture of 2-bed, 4-bed, 6-bed, and 8-bed dormitory-style rooms. Of the 22 rooms, 3 are en-suite, while the remaining rooms have access to shared communal shower and bathroom facilities. The reception area of the former Paddy’s Palace is in 5 Beresford Place but there is no ground floor access to the adjoining building at 55 Lower Gardiner Street. However, the buildings are connected on the upper floors. Internal ancillary facilities include a commercial kitchen and staff areas, both located in the basement of the property.

The subject buildings are within a parade of period buildings arranged over basement and four upper floors with frontage onto Gardiner Street Lower and Beresford Place. The external façade comprises a brick façade to the ground and upper floors beneath a pitched slated roof. Windows throughout are generally timber framed and single glazed.

The property is currently vacant and has not traded as Paddy’s Palace since 2023.

Total Combined Accommodation Schedule Table

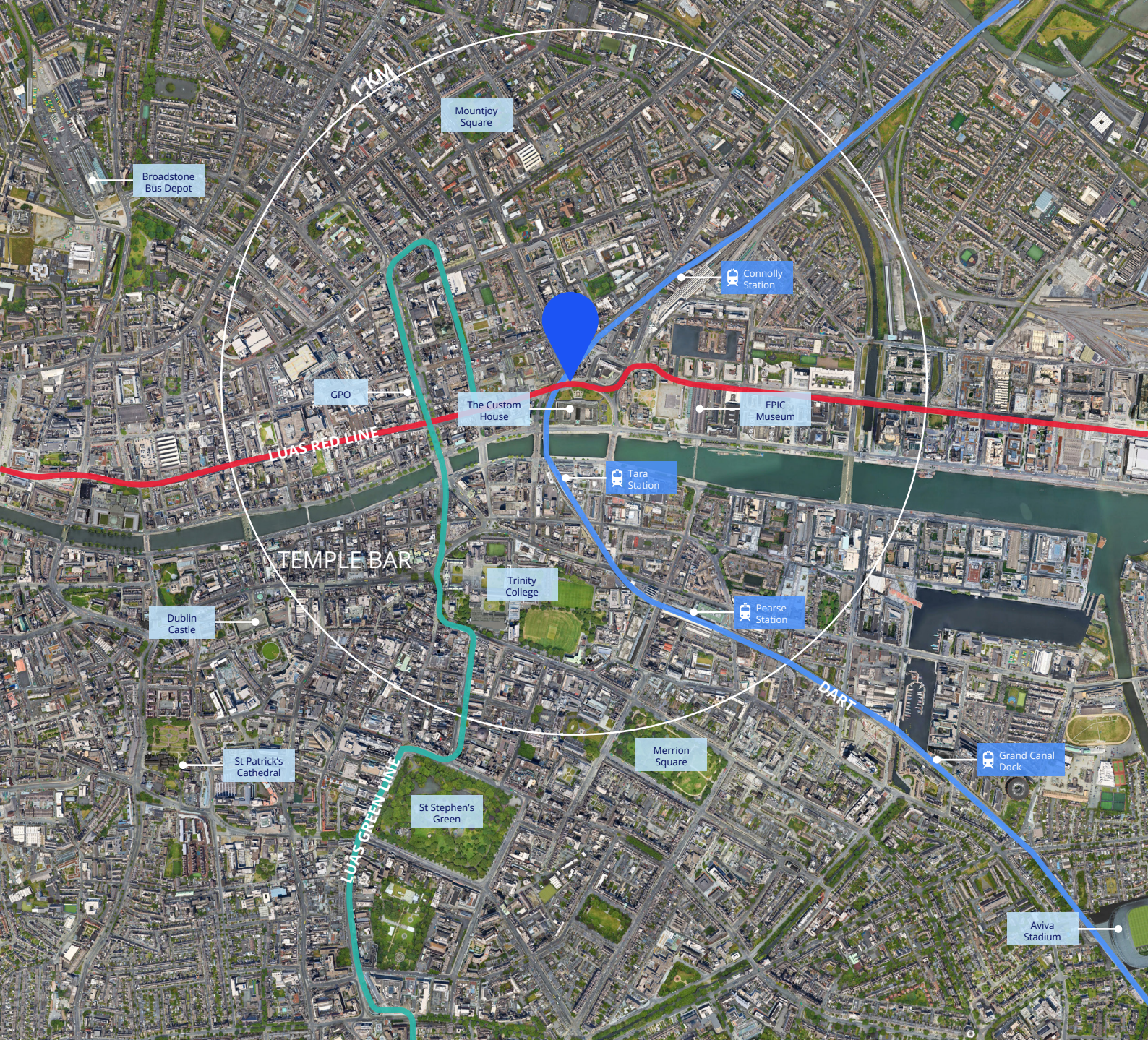
	Bedrooms	Bedspaces	Gross Internal Area Sq M	Gross Internal Area Sq Ft
Basement	1	6	157	1,690
Ground Floor	2	8	237	2,551
First Floor	7	30	168	1,808
Second Floor	6	34	153	1,647
Third Floor	6	30	141	1,518
Total	22	108	856	9,214





Rare
Opportunity
to Acquire a
Substantial
Vacant City
Centre Hostel
Property





Viewings

Strictly by appointment with sole agents Colliers.

Title

The property is held under part Freehold and Long Leasehold title.

BER

Exempt. The property is a Protected Structure (reference RPS 3058, 3059 and 734).

Solicitor

Clark Hill
3rd Floor, Percy Exchange,
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