

**FOR SALE BY PUBLIC TENDER (unless previously sold)
at 12 noon on Wednesday, March 5th 2025**

In One or Three Lots

**DUKE HOUSE, 2-5 DUKE LANE, DUBLIN 2
and
8 LEMON STREET, DUBLIN 2
[Paddy Power tenancy in 8 Lemon Street not affected]**



Superbly located properties just yards from Grafton Street, and of interest to owner occupiers and investors alike, and with significant development potential (subject to planning permission).

- **LOT 1** Duke House, 2-5 Duke Lane, Dublin 2
together with 8 Lemon Street, Dublin 2
- **LOT 2** Duke House, 2-5 Duke Lane, Dublin 2
subject to and with the benefit of full
vacant possession
- **LOT 3** 8, Lemon Street, Dublin 2

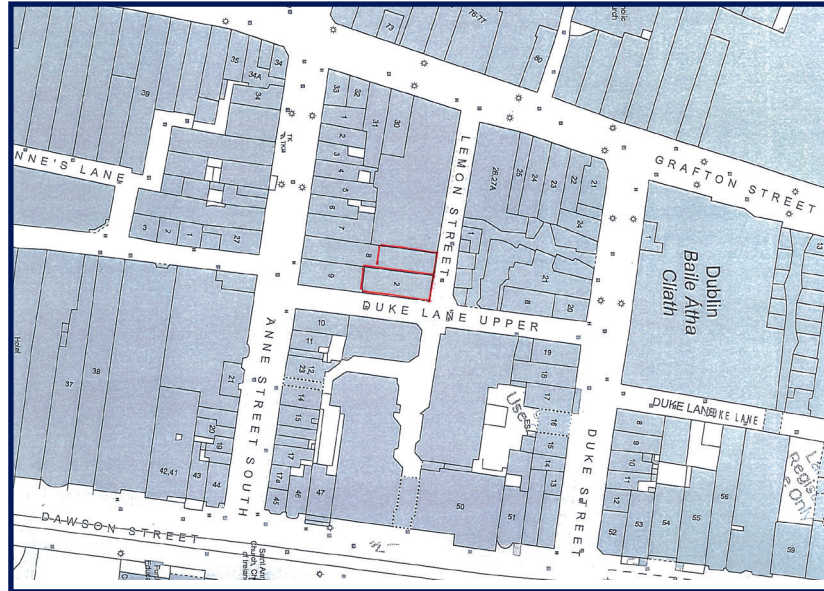
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LOCATION



"For identification purposes only"

These two properties are located in the heart of Dublin's most sought after retail location, just yards from both Grafton & Dawson Streets, with the location offering an abundance of retail and F&B outlets, and immediately the Royal Hibernian Way. The properties are sited forming the junctions of Duke Lane, Lemon Street and Royal Hibernian Way.

DESCRIPTION

Duke House, 2-5 Duke Lane, Dublin 2.



Duke House comprises a high profile retail unit previously trading as Alias Tom on ground and basement levels. There is self contained street access to 3 overhead floors, formerly in office use, but requiring refurbishment throughout.

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**SUPERBLY LOCATED PROPERTIES JUST YARDS
FROM GRAFTON STREET**

8 Lemon Street, Dublin 2.



8 Lemon Street comprises a two storey retail property, presently occupied by Paddy Power Bookmakers at rear ground floor, with separate street access to the ground floor retail area, together with first floor accommodation previously sub-let in use as a beauty/tattoo salon.

ACCOMMODATION

Duke House, 2-5 Duke Lane, Dublin 2.

Ground Floor	approx. 85.78	Sq Metres
Basement	approx. 119	Sq Metres
First Floor	approx. 112.8	Sq Metres
Second Floor	approx. 106.84	Sq Metres
Third Floor	approx. 110	Sq Metres

8 Lemon Street, Dublin 2.

Ground Floor	Paddy Power	approx. 48.42	Sq Metres
	Vacant unit	approx. 13.45	Sq Metres
First Floor	Vacant unit	approx. 60.5	Sq Metres

* Intending purchasers should satisfy themselves as to the accuracy of the floor areas outlined above. The floor areas provided are for indicative purposes only and subject to on site verification.

OF INTEREST TO OWNER OCCUPIERS
AND INVESTORS ALIKE

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TITLE

- Duke House - Held in Fee Simple.
- 8 Lemon Street - Held under lease for a term of 999 years from 1721. Paddy Power (Flutter Public Limited Company) held a lease which expired in September 2023, and are presently overholding. No revised lease terms have been agreed to date.

VAT: Purchasers will be liable for VAT applicable to the proposed sale(s).

BER: Duke House – C3 BER # 800441974
8 Lemon Street – C1 BER # 800442170

TENDER PROCEDURE:

Latest date for receipt of Tenders is 12 noon on Wednesday March 5th 2025. Completion Tender forms in an envelope marked "Duke House & 8 Lemon Street, Dublin 2" should be delivered to the offices of Evershed & Sutherland LLP, One Earlsfort Centre, Earlsfort Terrace, Dublin 2, for the attention of Mr Sean Greene. The Vendor shall not be obliged to accept the highest, nor indeed any tender submitted.

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VIEWING STRICTLY BY APPOINTMENT

