

# FOR SALE BY PRIVATE TREATY

On the instructions of the Receiver,  
Mr Jim Hamilton, Partner, BDO Simpson Xavier,  
Receiver to Thedforde Trading Limited (In Receivership)



CAPITAL MARKETS



DEVELOPMENT



INDUSTRIAL



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RETAIL



**HOTELS & LICENSED**



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CONSULTANCY



PROPERTY  
MANAGEMENT



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VALUATION



MARKETING



RESEARCH



## FLEET STREET HOTEL FORMER BEWLEY'S CAFE O'SULLIVANS BAR/NIGHTCLUB AND EXTENSIVE OFFICE SPACE.

**TEMPLE BAR  
DUBLIN 2**

Outstanding opportunity to acquire a high profile landmark commercial property extending to c.5,300 sq m which includes the 71 bed Fleet Street Hotel, O'Sullivan's Bar and nightclub, office space and FPP to convert the famous Bewleys Cafe area to retail use and add more hotel bedrooms.

## LOCATION

This extensive commercial property occupies a prime city centre trading location with extensive frontage to Westmoreland Street, Fleet Street and Price's Lane. The property is situated beside O'Connell Bridge at the gateway to the vibrant and hugely popular Temple Bar area which boasts a large variety of restaurants, bars, cafes, galleries and theatres. This area is now firmly established as the focal tourist and entertainment quarter of Dublin and is widely regarded as Dublin's "Left Bank" and cultural hub which attracts over 500,000 visitors weekly. Within walking distance are a host of tourist attractions including Trinity College, Dublin Castle, Guinness Hopstore and St Patrick's and Christchurch Cathedrals. The property is only a short stroll away from both Henry Street and Grafton Street, two of the most important retail and shopping areas of the city. This sale offers an excellent opportunity to acquire a well located and extensive hotel, pub/nightclub, offices and cafe/retail premises offering considerable business development potential.

## DESCRIPTION

The subject premises comprises a substantial block of property which includes listed period landmark buildings on Westmoreland Street, Fleet Street and Price's Lane. The buildings occupy a total site of circa 0.13 ha. Over the years the various buildings have been integrated and now interconnect at various levels. The total gross floor area is approximately 5,300 sq m.

There are four main elements to the property:

### **Fleet Street Hotel** **19/20 Fleet Street**

Accessed from Fleet Street, this comprises 71 en suite bedrooms of three star standard over first, second, third and fourth floors. There is full planning permission to increase the number of bedrooms to 110.

### **Former Bewley's Cafe** **11/12 Westmoreland Street**

This retail space comprises extensive ground floor area with 12 metres of street frontage to Westmoreland Street. The property has full planning permission for an important change of use from cafe to retail use and extends to approximately 950 sq m.

### **O'Sullivans Bar/Nightclub** **10-12 Westmoreland Street**

This accommodation comprises part of the ground floor and basement of this landmark building with two separate entrances from Westmoreland Street. The traditional style O'Sullivans Bar is accessed at ground floor level and extends to c.73 sq m. In the basement there is a nightclub which extends to c.940 sq m. In addition there is a catering kitchen, keg and bottle storage areas and customer toilets. An internal staircase connects both levels. These two bars are separately licensed from the hotel and can be operated independently. The bar and nightclub are currently not trading.

### **Offices** **10-12 Westmoreland Street**

This accommodation occupies the first, second, third and fourth floors over O'Sullivans Bar and the retail/cafe area. It has separate access from Westmoreland Street. The net floor area extends to approximately 596 sq m.



Fleet Street Hotel Entrance

## ACCOMMODATION

The approximate gross internal floor areas are as follows:

	Sq M
Basement	942
Ground Floor	1,082
First Floor	913
Second Floor	935
Third Floor	823
Fourth Floor	390
Attic	<u>218</u>
<b>Total</b>	<b>5,303</b>

## PLANNING

The property has the benefit of a number of planning permissions which provide for the following:

- Change of use of part of the ground floor area from cafe to retail use.
- The change of use of the upper floors of 10-12 Westmoreland Street from offices to Hotel use providing for an additional 26 bedrooms.
- Creation of a new link between the Price's Lane and Westmoreland Street buildings and the addition of 13 bedrooms.

## FURTHER INFORMATION

A detailed Information Memorandum (IM) is available upon request which includes floor plans, site maps, planning information and other relevant property details.

## TITLE

The property is substantially freehold with the exception of No. 10 Westmoreland Street which is held under a 25 year lease from December 1994 at a current rent of 170,000 p.a. The next review is December 2009.

## SERVICES

All mains services are available to the property.

## LICENCES

Failte Ireland registered 3 star hotel  
Hotel with Public Bar Licence  
7 Day Publicans Licence for O'Sullivan's Bar/Nightclub

## FIXTURES AND FITTINGS

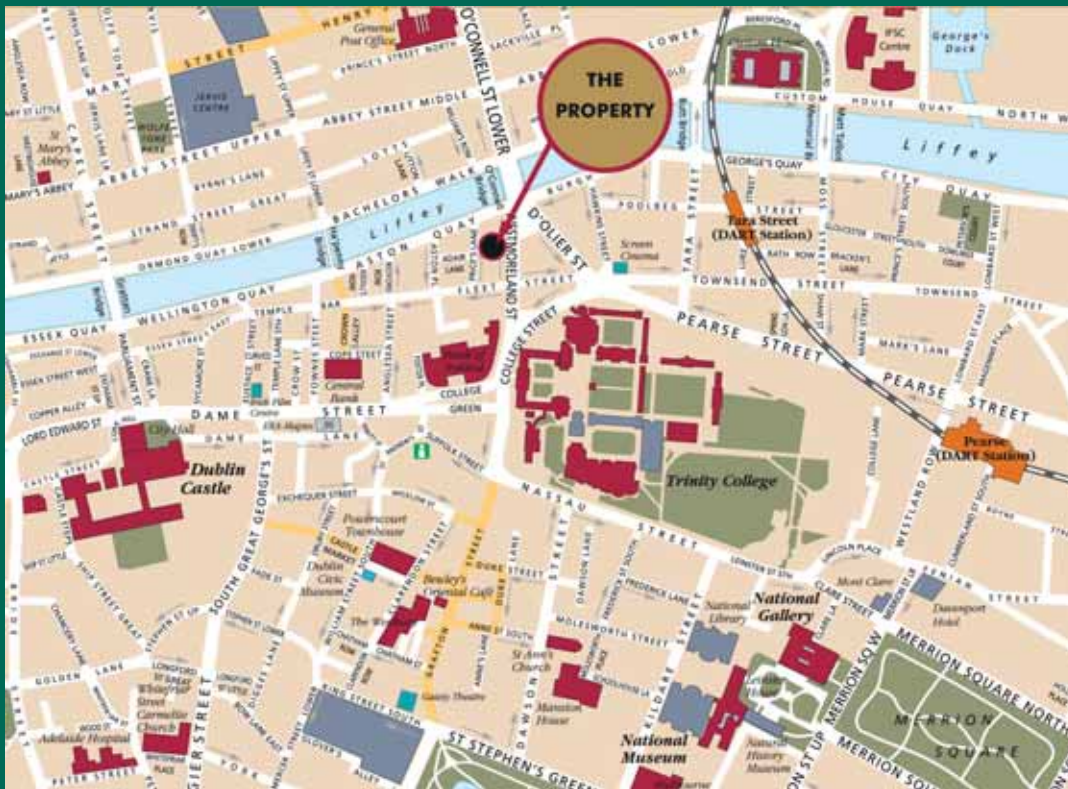
An inventory of fixtures, fittings included in the sale is available on request.

## SOLICITOR DETAILS

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## VIEWING

Strictly by appointment with the sole selling agent.

## CONTACT

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