

LONG ESTABLISHED COMPACT TRADITIONAL CITY CENTRE 7 DAY LICENSED PREMISES WITH VALUABLE OVERHEAD ACCOMMODATION

THE METRO, 155 PARNELL STREET, DUBLIN 1

- For Sale by Private Treaty on the instructions of our clients who have traded successfully here for the last 60 years and are retiring from the trade
- Opportunity to acquire a compact yet spacious and easily managed licensed premises in the heart of the City Centre extending to approx. 292 m² over three floors together with two floors of further accommodation (approx. 100 m²).
- Excellent enclosed yard and smoking area.
- Full planning permission for 3 apartments on upper floors (1 x 2 bed, 2 x 1 bed)

01-676 5781

Ground floor bar





LOCATION

- Subject property is located on the west side of Parnell Street approx. 50m from O'Connell Street.
- O'Connell Street is the Capital's principal street and has in recent years witnessed a significant 'clean-up' of street-scape which has enhanced the street and trading in the area.
- The immediate area is well recognised as the principal North City retail quarter housing numerous National and internationally recognised stores – Arnotts, Debenhams, Savoy Cinema together with numerous Hotels and Restaurants.
- Notable attractions such as St. Mary's Pro-Cathedral, the Henry Street Retailing District, the Jervis Street Shopping Centre, the Abbey Theatre are located convenient to the property.
- The immediate area also enjoys an abundance of public transport facilities. Mainline Rail, Commuter Rail and DART services are provided at Connolly Station and the LUAS Green Line on Parnell Street & O'Connell St.
- This section of Parnell Street has an eclectic mix of occupiers including, beauty salons, independent coffee shops, phone repair shops and speciality restaurants (Vitnamese, Chinese and Korean) together with three licensed premises including the subject property.
- Importantly, the property is immediately adjacent the Parnell Street LUAS stop.
- The Metro Licensed premises is also strategically located a few minutes walk from the proposed new Parnell Square cultural quarter to include the new city library of 8000 sqm. This new development will no doubt enhance the existing population and further tourism and business in the immediate area.

Ground floor bar



Ground floor pool room



THE PROPERTY

The Metro Licensed premises comprises the ground floor, first floor and basement of a mid-terraced four storey over basement structure with former residential accommodation on the second and third floors.

The ground floor is well laid out with lounge bar in two sections together with ladies and gents toilet accommodation also enhanced with the benefit of an external smoking area and valuable enclosed yard with access from Parnell Place.

There is a self contained first floor lounge bar augmented by accommodation on the two upper floors with Licensed Premises services housed in the basement.

Smoking Area



First Floor Lounge

ACCOMMODATION

Description	GIA Sqm Approx
Ground Floor	151.2
Lounge Bar	
Snug Area	
Games Room	
Ladies Toilets	
Gents Toilets	
First Floor	79.9
Lounge Bar	
Ladies Cloakrooms	
Gents Cloakrooms	
Second Floor	50.
Front Room	
Rear Room	
Third Floor	50.1
Front Room	
Rear Room	
Basement	68.6
Walk-in Cold Room	
Bottle Store	
Keg Store	
Delivery hatch at street level to Parnell Street with lift	
TOTAL	400
Outside	109.2
Enclosed rear yard with patio inclusive of Smoking Area.	
Car parking spaces, together with vehicular access to Parnell Place	

TITLE

Title	Freehold / Long Leasehold
Licence	7-Day Publicans Licence (Early opening)

COMMERCIAL RATES

Rateable Valuation	€37,000
Rate Multiplier	0.258
Rates Bill 2018	€9,546

BER DETAILS

BER Rating E1

Ber No: 800658478

EPI: 957.9 kWh/m2/yr

SOLICITOR

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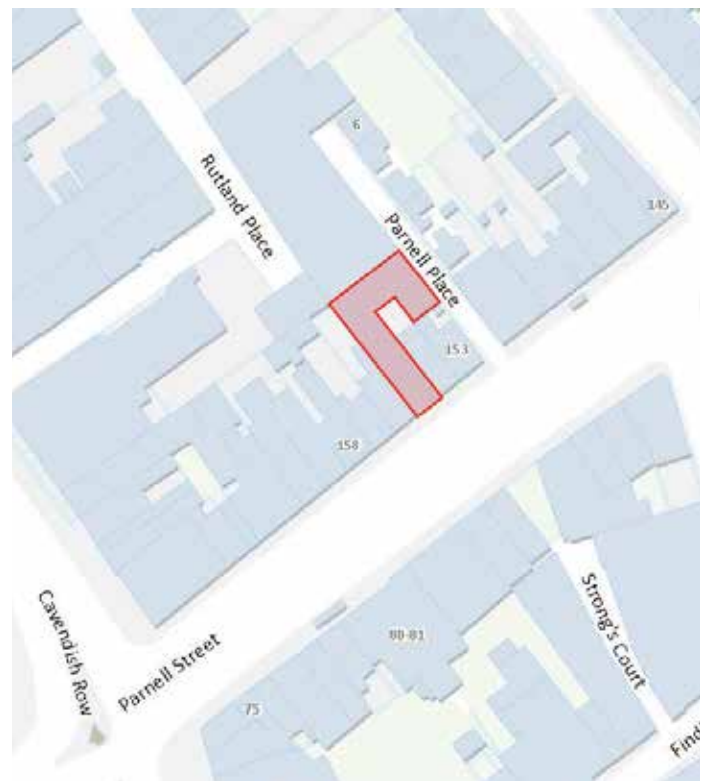
ACCOUNTANT

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FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Morrissey's.
Inventory of Furniture & Effects included in the sale available upon request.

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848. Morrissey's PSRA No. 003921.

