

FOR SALE

(By Private treaty)



No. 67 Lower Leeson Street & No. 68 Leeson Close

Dublin 2

BER Exempt

BER E1

Description

No. 67 Lower Leeson Street, Dublin 2 is a mid-terrace four-storey over basement Georgian building together with a two-storey Mews Building at No. 68 Leeson Close, Dublin 2. The property formerly traded as Buck Whaley's nightclub and more recently The Stone Leaf Bar & Restaurant.

The Georgian building extends to approx. 606 sq.m. (6,521 sq.ft.) GIA while the mews extends to approx. 180 sq.m. (1,937 sq.ft.) GIA. The Georgian building previously functioned as a main bar at basement level with a link to the rear mews containing a catering kitchen, staff facilities and customer toilets. The hall floor functioned as an entrance hall bar, first-floor bar, second-floor kitchen and third-floor ancillary accommodation. While the building façade has been repointed, the entire premises requires refurbishment.

Property Highlights

- Opportunity to re-establish a new hospitality venue – new bar and nightclub or alternative uses subject to planning permission.
- Mid-terrace, four-storey over basement Georgian building together with a two-storey Mews Building at No. 68 Leeson Close, Dublin 2 extending to a total of 786 sq.m. (8,458 sq.ft.) GIA.
- Located within the CBD area of Dublin 2.
- A prime position on a busy main thoroughfare and in close proximity to many of Dublin's popular entertainment venues.
- Excellent connectivity to all modes of transport.
- Guiding Price €3.3 million exclusive.

Location & Amenities

No. 67 Lower Leeson, Dublin 2 is situated midway between Upper Pembroke Street and Fitzwilliam Place approx. 200m

Town Planning:

The property is zoned Z8.

Title:

We understand the property is held under freehold title

BER Rating: No. 67 **BER Exempt** No. 68 **BER E1**

Guide Price: €3.3 million exclusive.

Viewing:

Strictly by appointment with the sole agent Knight Frank

from the Grand Canal. Vehicular access to the Mews is available off Leeson Close.

Located in Dublin's Historic Georgian Quarter the property occupies a high-profile position on Lower Leeson Street. The building is in close proximity to St Stephen's Green, Fitzwilliam Square, Merrion Square and The Iveagh Gardens. The property is within walking distance to all city centre amenities, including a host of restaurants, bars, cafés, hotels and many entertainment venues including the National Concert Hall, The Sugar Club, House and Leggs Night Club, which are all located nearby.

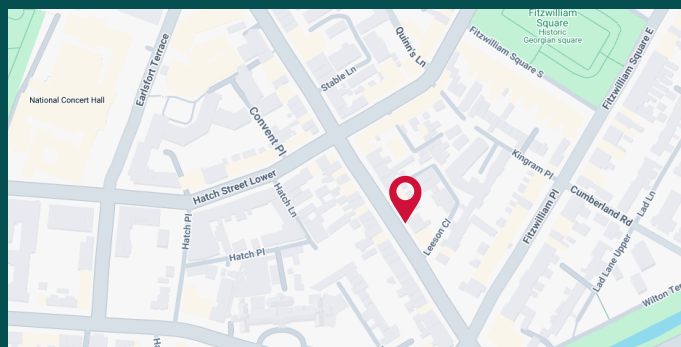
Occupiers in the immediate area include Arthur Cox, BNP Paribas, EY, LinkedIn and Stripe. The area is well served by public transport including all main bus services and the LUAS at Harcourt Street and St. Stephen's Green.

Accommodation

The below are approximate gross internal areas.

	67 Lower Leeson Street		68 Leeson Close	
Floor	Sq. M	Sq.ft	Sq. M	Sq.ft
Basement	161	1,732		
Ground Floor	133	1,431	96	1,033
First Floor	123	1,323	84	904
Second Floor	96	1,033		
Third Floor	93	1,001		
Total GIA	606	6,520	180	1,937

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.



67 Lower Leeson Street

Map Data © 2024 Google



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