LIVE MUSIC
CEOL BEO

BAR RUA

BIA & DEOCH
FOOD & DRINK

FOR SALE BY PRIVATE TREATY

Well-appointed licensed premises with guest accommodation occupying a pivotal corner trading position close to Grafton Street.

32 Clarendon Street
Dublin 2 D02 HX66

BER B3

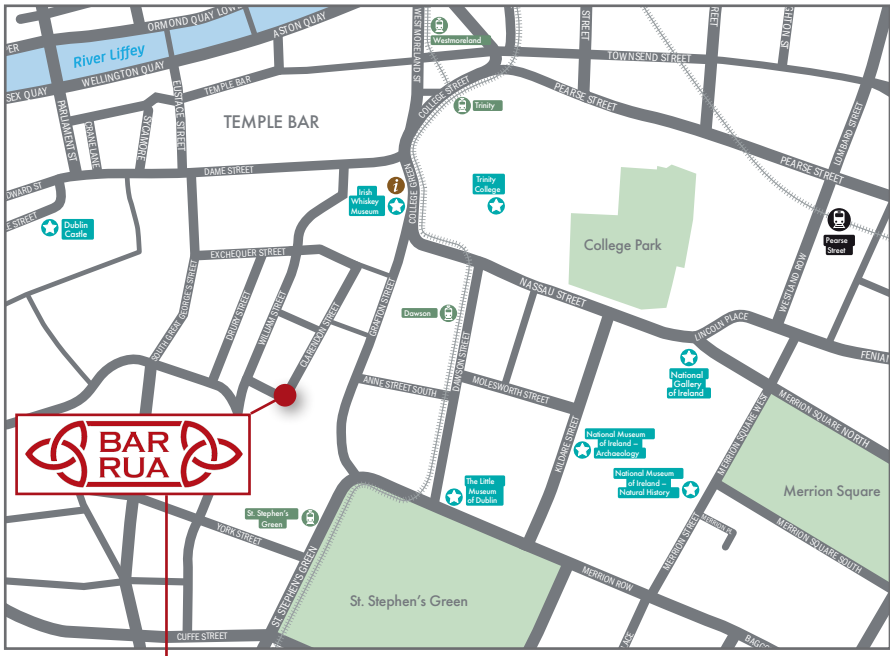
BDM Property

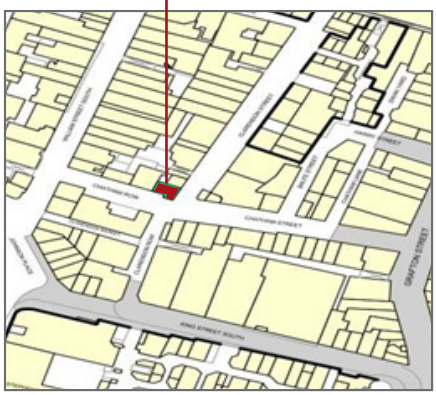
KEY BENEFITS

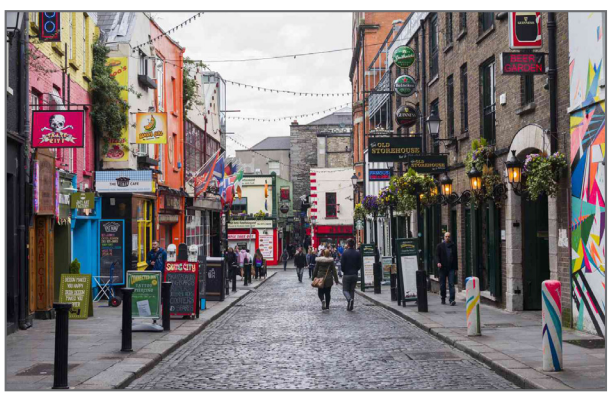
- High profile corner licensed premises in an excellent location
- Situated close to Grafton Street in an established retail and entertainment area
- Established turnover with growth potential
- Additional accommodation income from Clarendon Suites, four beautifully appointed guest suites

LOCATION

Bar Rua is situated on the corner of Clarendon Street and Chatham Row / Chatham Street and immediately adjacent to Grafton Street, the premier retail street of Dublin city centre. The immediate vicinity is an established retail and leisure area. The combination of high-end retail shops and the cluster of bars, restaurants, theatres, shopping centres and coffee shops has created an atmospheric shopping and entertainment hub. The property is close to Stephen's Green Shopping Centre and to Powerscourt Shopping Centre. In addition, the property is convenient to a host of business generators and tourist attractions including Dublin Castle, Temple Bar, Trinity College and the Gaiety Theatre. The area is well served by public transport including LUAS with a stop at St Stephen's Green.







THE BUSINESS

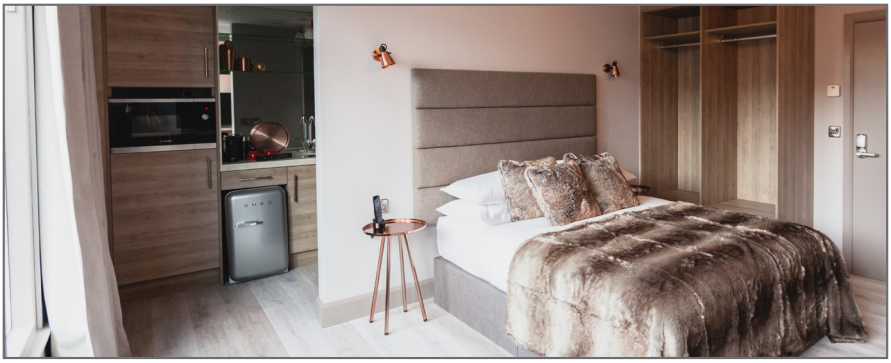
At present a satisfactory and substantial level of drink and food turnover supplemented with accommodation income from four guest suites (the Clarendon Suites), is generated in the premises. The sale of Bar Rua affords an excellent opportunity to acquire a licensed premises, pivotally located within the premier retail and entertainment hub of Dublin city centre with the scope to further exploit its trading potential.

DESCRIPTION

Bar Rua comprises a purpose built four storey over basement corner licensed premises together with an adjoining two storey section fronting Chatham Row. The accommodation briefly comprises ground floor lounge bar and catering kitchen with dual access from Clarendon Street and Chatham Row. On the first floor there are two lounge bars and customer toilets along with a second kitchen. On the second and third floors there are four beautifully appointed bedroom suites for short-term letting. In the basement there is a cellar with cold room and bottle stores. Outside, there is a south facing terrace and seating area. The entire property extends to approximately 580 sq. m / 6,240 sq. ft and is presented in excellent condition throughout.

ACCOMMODATION

AREA	SQ. M	SQ. FT
Ground	166.20	1,789
First	220.90	2,377
Second	65.50	709
Third	66.90	720
Basement	60.20	648
TOTAL	**579.70**	**6,243**



TUPE

Bar Rua is offered for sale as a going concern and the purchaser will be required to comply with current TUPE legislation on employee transfer.

LICENCE

Full 7 Day Publican's Licence.

SERVICES

All mains are available to the property.

BER

BER: BER B3

BER Number: 801023060

BER Rating: 451.24 kWh/m²/yr0.89

SOLICITOR

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TITLE

The property is held freehold and part leasehold.

No. 32 Clarendon Street is held freehold.

No. 3 Chatham Row is held by way of a 35-year lease from July 1990 at a current passing rent of €130,000 per annum. The tenant is entitled to claim a new lease.

ZONING

The property is zoned Z5, City Centre, under the Dublin City Development Plan 2022 – 2028, "to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design, character and dignity".

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent BDM Property.

BDM Property

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