



# Schoolhouse

HOTEL & GASTROBAR

2-8 NORTHUMBERLAND ROAD, BALLSBRIDGE, DUBLIN 4

A UNIQUE DUBLIN LANDMARK.  
A RARE HOSPITALITY OPPORTUNITY

**Lisney**

COMMERCIAL REAL ESTATE

For Sale by Private Treaty as a Going Concern

# Schoolhouse

HOTEL & GASTROBAR



- On the instructions of Terry Sweeney who has successfully operated the hotel since 1998.
- Landmark four-star boutique hotel comprising 31 guestrooms.
- Prominent position on Northumberland Road in Dublin 4.
- Prime address close to Dublin City Centre, the Aviva Stadium, the RDS and the Ballsbridge Embassy District.
- Housed within a beautifully converted former Victorian schoolhouse constructed in 1859.
- Designed by the renowned Victorian architects Deane and Woodward.
- Comprehensively refurbished throughout in 2020/21.
- Highly profitable boutique hotel business with a proven trading history.
- Landscaped outdoor dining and garden areas with approximately 24 on-site car parking spaces.







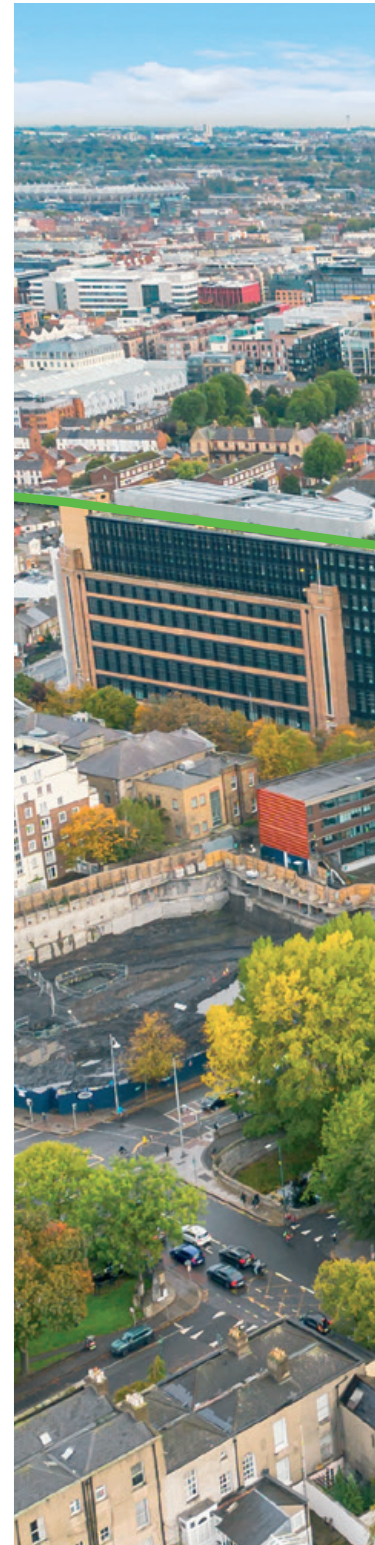


## LOCATION

Set beside the Grand Canal at Mount Street Bridge, The Schoolhouse sits where three of Dublin's most valuable districts meet: the city centre, Ballsbridge and Grand Canal Dock. Major employers, government departments, embassies and the capital's best-known attractions are all on its doorstep.

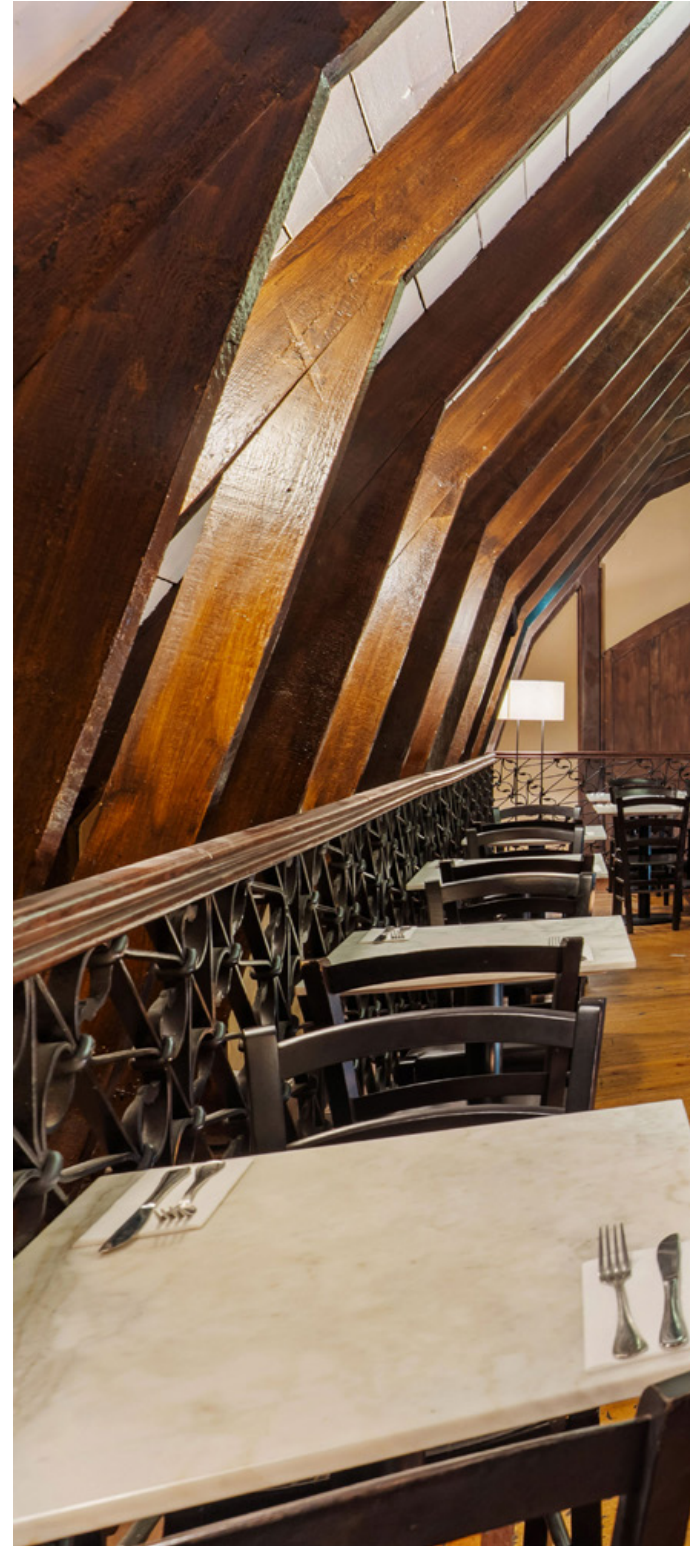
The surrounding streets hold one of Ireland's densest clusters of offices, professional firms, multinational tech companies and state bodies, which keep weekday trade steady all year. Grand Canal Dock and the wider Docklands are a few minutes away on foot, making the hotel a natural base for business travellers.

Leisure and event business is just as strong. The Aviva Stadium is a 15-minute stroll and the RDS just 20, while Trinity College, Merrion Square, St Stephen's Green and Grafton Street are all within easy walking distance, bringing match-day, concert, conference and tourist guests to the door.





THE SCHOOLHOUSE





## THE PROPERTY

**The Schoolhouse Hotel comprises a landmark four-star hotel property extending to approx. 1,439 sq.m on a site of approx. 2,790 sq.m (0.28 hectares / 0.69 acres).**

The property incorporates the former St. Stephen's Parochial School, a Victorian red-brick building designed by Deane and Woodward and constructed in 1859, together with a later extension providing additional hotel accommodation and operational areas.

The original schoolhouse building contains the principal public areas of the hotel, including reception, lounge bar and function room accommodation. Throughout these spaces, many original architectural features have been retained, including exposed red-brick walls, large arched windows, timber detailing and generous ceiling heights, giving the interiors real character.

Hotel accommodation is arranged across the original building and adjoining extension and comprises 31 guestrooms. Outside, the property benefits from mature, landscaped gardens, extensive terrace seating and approximately 24 on-site car parking spaces, a combination of amenities seldom found so close to Dublin city centre.

Beyond its use as a school for a century, the building holds a notable place in Dublin's history, with links to the Battle of Mount Street Bridge during the 1916 Easter Rising and a mention in James Joyce's *Ulysses*.

The building was carefully converted in 1997 and opened as a hotel in 1998. Today the property successfully combines its historic character with the requirements of a modern hospitality operation.





## THE BUSINESS

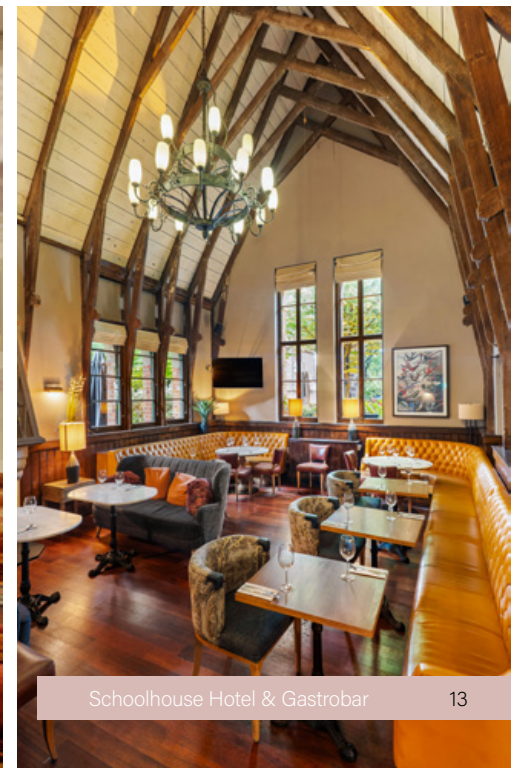
Since opening as a hotel in 1998, The Schoolhouse Hotel has established itself as one of Dublin's best-known independent boutique hospitality businesses. Operating as a four-star hotel, the business benefits from a balanced mix of accommodation and food and beverage revenue streams together with a strong reputation among both corporate and leisure travellers.

The hotel's position between Ballsbridge, Dublin's traditional Central Business District and Grand Canal Dock allows it to draw business from a wide range of sources, including multinational occupiers, government institutions, embassies, sporting events, conference activity and international tourism. This broad mix supports strong trading throughout the year.

A key differentiating feature of the business is its food and beverage offering. The restaurant, gastrobar and outdoor garden areas operate within a setting of genuine architectural character, providing an experience that sets the property apart. Extensive outdoor seating within a mature garden is rare so close to the city centre and contributes significantly to the property's appeal.

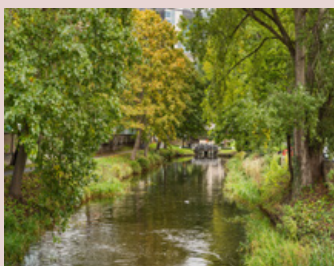
The hotel underwent a comprehensive refurbishment during 2020/21, encompassing guestrooms, bathrooms, public areas, bar and restaurant, presenting the property to a high standard throughout.











## THE OPPORTUNITY

The Schoolhouse Hotel offers a rare chance to acquire one of Dublin's most characterful boutique hotels.

It brings together 31 guestrooms within a landmark Victorian building, an established food and beverage offering, mature landscaped gardens and on-site parking, all in a prime Dublin 4 setting. With a strong reputation and a balanced mix of accommodation and food and beverage income from corporate, leisure and event guests, this is a one-of-a-kind hotel in one of Dublin's most sought-after neighbourhoods.





## ACCOMMODATION

The current layout is summarised as follows:

| DESCRIPTION                        | SQM             |
|------------------------------------|-----------------|
| <b>Ground Floor</b>                | <b>617.05</b>   |
| Reception                          |                 |
| Reception Lobby                    |                 |
| Manager's Office                   |                 |
| Bar & Restaurant (in two sections) |                 |
| Ladies & Gents Toilets             |                 |
| The Blue Room Function Room        |                 |
| Kitchen                            |                 |
| Bedroom Block (10 Bedrooms)        |                 |
| <b>First Floor</b>                 | <b>349.63</b>   |
| Bedroom Block (11 Bedrooms)        |                 |
| Meeting Room                       |                 |
| Gallery Lounge                     |                 |
| <b>Lower Ground Floor</b>          | <b>472.05</b>   |
| Bedroom Block (10 Bedrooms)        |                 |
| Staff Changing – Female            |                 |
| Staff Changing – Male              |                 |
| Tank Room                          |                 |
| Keg Store                          |                 |
| Cold Store                         |                 |
| Food Preparation area              |                 |
| Staff Canteen                      |                 |
| Dry Goods Store                    |                 |
| Food Cold Stores                   |                 |
| Switch Room                        |                 |
| <b>TOTAL</b>                       | <b>1,438.73</b> |

## TITLE

Freehold.

## LICENCE

Publican's Licence (Ordinary) Hotel - BF - 1902 Act (Public Bar).

## COMMERCIAL RATES

|                        |          |
|------------------------|----------|
| Rateable Valuation:    | €270,000 |
| Rate Multiplier (ARV): | 0.289    |
| Rates Bill 2026:       | €78,030  |

## BER DETAILS

Exempt.

## VIEWINGS

All viewings are strictly by prior appointment only with the Sole Selling Agents.





# Schoolhouse

HOTEL & GASTROBAR

## SELLING AGENTS

**Shane Markey**

T: +353-1-638 2700 E: smarkey@lisney.com

**Tony Morrissey**

T: +353-1-638 2700 E: tmorrissey@lisney.com

**Rory Browne**

T: +353-1-638 2700 E: rbrowne@lisney.com

## SOLICITORS

**Hazel Ruane**

AMOSS LLP

Warrington House, Mount Street

Crescent, Dublin 2

T: +353 1 212 0400

E: hruane@amoss.ie

## ACCOUNTANTS

**Anthony Weldon**

KR Professional Advisors

20 Upper Mount Street, Dublin 2

T: +353 1 534 2910

E: aweldon@kieranryan.ie

**Lisney Commercial Real Estate St. Stephen's Green House, Earlsfort Terrace, Dublin 2, D02 PH42. Tel: (01) 638 2700**

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.

# Lisney

COMMERCIAL REAL ESTATE