

The Roxford Lodge Hotel

46 Northumberland Road, Ballsbridge, Dublin 4

Exceptional Period Hotel Investment Opportunity

FOR SALE BY PRIVATE TREATY

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THE OPPORTUNITY

A rare boutique hotel offering in Dublin 4

The Roxford Lodge Hotel combines the character of a substantial period property with a polished contemporary hospitality fit-out. This established 22-bedroom operation occupies a prominent position on Northumberland Road, within easy reach of Ballsbridge, the Grand Canal, the RDS, Herbert Park and Dublin city centre.

The property is presented as a going-concern hotel opportunity and benefits from a strong bedroom mix, guest lounge and reception spaces, breakfast/dining facilities, commercial kitchen, lift access and valuable on-site parking to the rear.

22

BEDROOMS

6,562

SQ. FT.

12

CAR SPACES

ROXFORD LODGE HOTEL | 46 NORTHUMBERLAND ROAD | DUBLIN 4



PROPERTY DESCRIPTION

Character, presentation and operational functionality

The Roxford Lodge Hotel is a substantial red-brick period property arranged over garden level, hall floor and upper floors, together with additional accommodation to the rear. The building retains a strong architectural identity, including decorative plasterwork, generous ceiling heights and a traditional entrance, while the hotel accommodation has been comprehensively presented for modern guest use.

The principal guest and operational areas include:

- Reception and guest circulation areas
- Guest lounge sitting room with period features
- Breakfast and dining room
- Fully equipped kitchen
- Fully equipped in-house laundry
- Lift serving the principal floors
- Dual heating system comprising a gas fired boiler with back up oil fired boiler
- 12 Parking spaces
- Private rear courtyard / outdoor amenity space



GUEST ACCOMMODATION

Twenty two individually presented bedrooms

The bedroom accommodation ranges from generous period rooms featuring tall bay windows and decorative cornicing to more contemporary guest rooms and larger suites. Throughout, the accommodation is finished to a strong boutique-hotel standard, with modern en-suite bathrooms, televisions, work areas, air conditioning to selected rooms and high-quality finishes.

A number of the upper-floor rooms also benefit from attractive outlooks and access to external amenity space.



BEDROOM MIX

Roxford Lodge Hotel

ROOM CATEGORY	NO. OF ROOMS	CAPACITY
SINGLE ROOMS	5	1 guest
DOUBLE / TWIN ROOMS	13	Up to 2 guests
TRIPLE / FAMILY ROOMS	4	3-4 guests

TOTAL ROOMS 22

MAXIMUM GUEST CAPACITY 45

PRESENTATION & AMENITIES

Contemporary finishes across the guest experience

The current hotel presentation is notably strong, with upgraded bathrooms, modern sanitaryware, feature tiling, quality lighting, in-room work areas and a level of detailing designed to appeal to both corporate and leisure guests.

Features include

- En-suite guest bathrooms
- In-room televisions and workspaces
- Breakfast / dining facilities
- Fully equipped in-house laundry facilities
- Guest lounge and reception
- Lift access through the building
- 12 Parking spaces, including 3 EV points, with wiring for 8 more EV points
- CCTV protected car parking equipped with automatic gates
- Outdoor guest amenity area



LOCATION

An Established D4 Address

Northumberland Road occupies a highly accessible position between Ballsbridge, the Grand Canal and Dublin city centre. The immediate area combines established residential neighbourhoods with a strong commercial, embassy, hospitality and leisure presence, supporting year-round demand from corporate and leisure visitors.

Baggot Street and Ballsbridge provide an extensive range of cafés, restaurants and services, while the RDS, Aviva Stadium, Herbert Park, Merrion Square, St Stephen's Green and the Grand Canal are all within convenient reach.

Excellent Connectivity

The property is exceptionally well served by public transport. Dublin Bus routes 4, 7, 7A and 7E stop directly outside the property, providing frequent services to and from Dublin city centre. Lansdowne Road DART Station is approximately 0.4 km from the hotel, providing convenient rail access across Dublin.

The Aircoach airport service also operates nearby, with stops approximately 100 metres from the property, providing direct connectivity to Dublin Airport.

0.5 km

Aviva Stadium

0.4 km

Lansdowne Road
DART Station

0.1 km

Aircoach Bus Stop



INVESTMENT HIGHLIGHTS

DUBLIN 4

Established South Dublin location with access to the city centre, Ballsbridge and major business districts.

22 KEYS

Boutique size with a varied bedroom mix, including larger rooms and suites.

PARKING

12 on-site rear car spaces, including 3 EV points with wiring in place for 8 more. Parking equipped with CCTV and automatic gates

PRESENTATION

Guest accommodation and public areas maintained to the highest of standards

ACCESS

Dual access and strong public transport connectivity, including two nearby DART stations and excellent bus service at your front door

INFORMATION

BER Exempt. Accounts and further trading information available on request.

A distinctive hospitality asset with multiple demand drivers

The Roxford Lodge Hotel represents a distinctive hospitality investment opportunity in the heart of Dublin 4. The property comprises an established 22-bedroom boutique hotel offering a varied bedroom mix, well-presented guest accommodation and attractive public areas. Its location provides convenient access to Ballsbridge, Dublin city centre and the surrounding commercial districts, with excellent public transport links including nearby DART services, Dublin Bus routes stopping directly outside the property and an Aircoach stop approximately 100 metres away. The property also benefits from dual access and 12 secure on-site rear car parking spaces, protected by CCTV and automatic gates, together with 3 EV charging points and wiring for a further 8.

The
Roxford Lodge
Hotel

FURTHER INFORMATION

BER

BER – Exempt.
Protected Structure Ref No. 5909

PRICE

On Application

TITLE

We understand the properties are held under a freehold/long leasehold title.

VIEWINGS

Strictly by appointment with the sole selling agents

TUPE

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

PLEASE CONTACT

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These particulars are issued for guidance only and do not form part of any contract. Measurements and areas are approximate and intending purchasers should satisfy themselves as to their accuracy. All information is provided in good faith and is subject to contract.

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