

FOR SALE BY PRIVATE TREATY



NEIGHBOURHOOD RESTAURANT . HOWTH, CO. DUBLIN

A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD, FULLY FITTED TRADING RESTAURANT

IN ONE OF DUBLIN'S BEST-KNOWN COASTAL VILLAGES

CBRE





*Highly successful trading restaurant with
the best views in Howth.*

THE OPPORTUNITY

A freehold, fully fitted restaurant with the benefit of trade in the heart of Howth village

An established restaurant on Church Street with year-round resident catchment on the doorstep, alongside Howth’s bustling tourism and day-visitor trade.



FREEHOLD

Offered for sale freehold, fully fitted out as a going concern.



HARBOUR & ABBEY VIEWS

Uninterrupted views over St Mary's Abbey and Howth Harbour.



c.150 COVERS

Trading over two floors, with c.150 covers.



FULLY FITTED & TRADING

A turnkey restaurant, trading under current ownership since 2019.



BASEMENT UPSIDE

A large basement with potential for additional covers or a bar, subject to approvals.

Freehold

TENURE

c.150

COVERS

Two + basement

FLOORS

Development

POTENTIAL

€2.8m

GUIDE PRICE

DESCRIPTION



A turnkey restaurant arranged over two floors, with a substantial basement

- Former tavern retaining old-world character, exposed brick and stonework, open fireplaces and ornate detailing.
- Ground floor offers an entrance porch, open-plan seating, bar and toilets, with timber ceiling beams and open fireplaces.
- Retractable canopy to the Church Street frontage creates a covered outdoor terrace for year-round trading.
- First floor offers an open-plan seating under ornate timber roof trusses, open kitchen with wood-fired oven.
- Dual-aspect views from both floors over Howth Harbour, Ireland's Eye and Lambay Island.
- Lower ground floor contains cold rooms, stock room, storage and staff toilets. There is scope for extra covers or a bar, subject to the necessary approvals.
- Rear courtyard with laneway access to Abbey Street which contains two goods stores which could be converted to commercial use, subject to approval.

TOTAL FLOOR AREA

364 sq.m

3,918 sq. ft.
(approximately)





Exterior



HOWTH

One of Dublin's best-known coastal villages



A WORKING HARBOUR

A charming fishing village and marina on the northern edge of Dublin Bay.



ON THE DART LINE

Direct rail to Dublin city centre brings visitors year-round.



YEAR-ROUND TRADE

Howth is bustling with numerous attractions including, cliff walks, the harbour, marina and visitors to Ireland's Eye



DINING DESTINATION

Long established as one of Dublin's go-to spots for seafood and harbour dining.



COASTAL VILLAGE

One of Ireland's fastest growing local authority areas with substantial housing development underway



LOCATION & CONNECTIVITY

A prominent position on Church Street in Howth Village, steps from the harbour front



TRANSPORT

DART

Howth Station is 650m, a 10-minute walk from the property.

Direct bus to the city

Bus corridor running direct to Dublin city centre.

In the heart of Howth village, adjacent to St Mary's Abbey, where Church Street links Harbour Road with Abbey Street. Both floors have uninterrupted views overlooking Howth Harbour and Marina to Ireland's Eye and Lambay Island.

ON THE DOORSTEP

- Howth Village with a very affluent surrounding catchment, Yacht marina, Howth Yacht Club and Howth Sailing & Boating Club
- Howth Castle, Martello Tower and the National Transport Museum
- Cliff Walk, Burrow Beach and two golf courses; Howth Golf Club and Deer Park Golf
- Saturday and Sunday farmers' and fish market, cafes, pubs and restaurants
- Fishing and angling trips and Dublin Bay Cruises
- Howth village has a population of approximately 8,000 permanent residents whilst attracting c1million visitors to the area annually

SITE BOUNDARY



Site plan is for identification purposes only

30 CHURCH STREET

H O W T H

PROCESS

Offers are invited for the freehold interest as a Going Concern. Operational information is available to interested parties on request and completion of a Non-Disclosure Agreement.

TUPE

The restaurant is offered for sale as a going concern and purchaser will be requested to comply with current TUPE legislation on employee transfer.

Licence

Wine Retailer's On Licence Ref no: 1014499

VIEWINGS

Strictly by prior appointment through the sole selling agent, CBRE.

BER

BER Rating: D
BER No: 801179771

CONTACT

Susan Joyce

Director, CBRE

*Hotels & Licensed Investment
Properties*

+353 (0)87 375 2747

Susan.joyce@cbre.com

John Hughes

Director, CBRE

*Hotels & Licensed Investment
Properties*

+353 (0)87 260 8861

John.Hughes@cbrehotels.com

Seoidín Kavanagh

Graduate Surveyor, CBRE

*Hotels & Licensed Investment
Properties*

+353 (0)87 036 7150

Seoidin.Kavanagh@cbre.com

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