

Colliers

FOR SALE

Restaurant / Café Investment

17 CROWN ALLEY, TEMPLE BAR, DUBLIN 2, D02 TY30



INVESTMENT HIGHLIGHTS



High profile restaurant premises.



Pivotal location in Temple Bar beside Central Bank Plaza



Ground Floor and Basement extends to approx. 1,640 Sq. Ft



Let on a long-term lease to a single tenant



Tenants not Affected



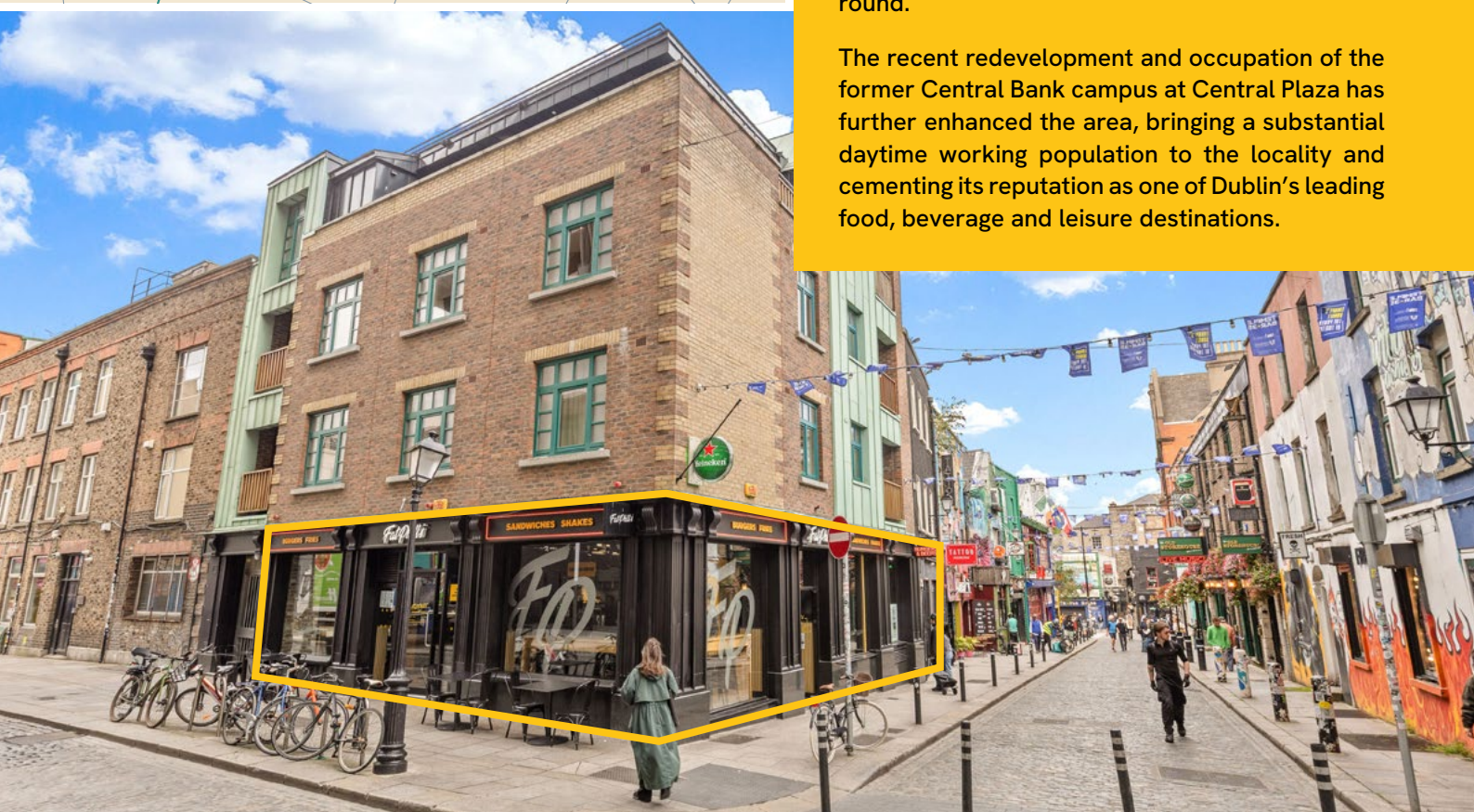
Location

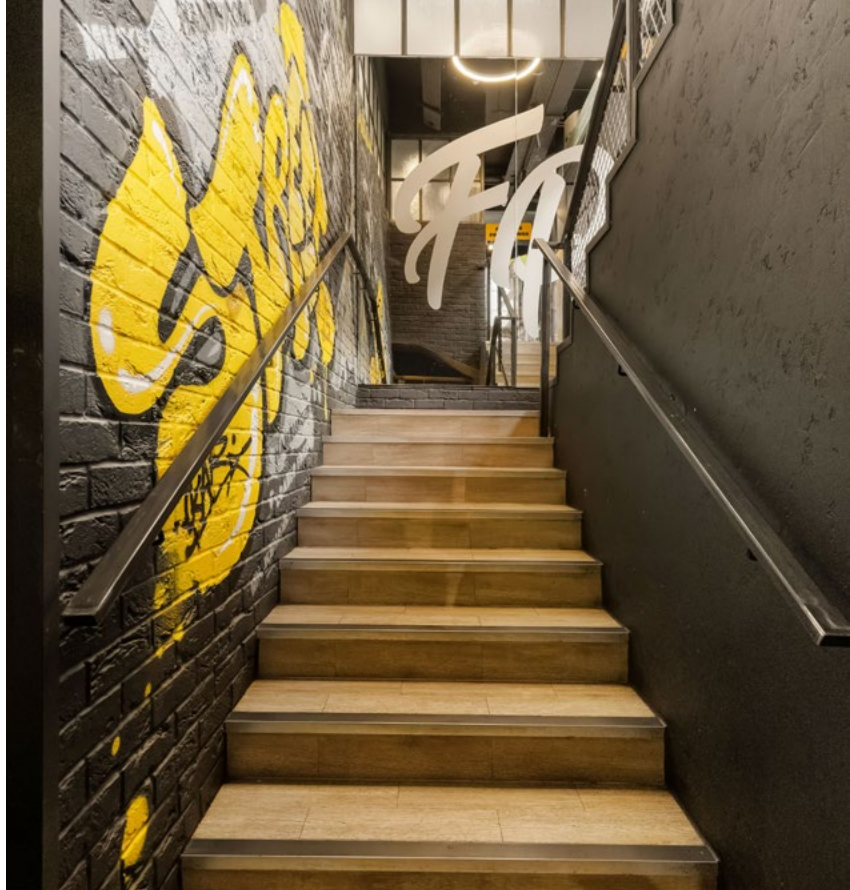
17 Crown Alley occupies a prime position in the heart of Temple Bar, Dublin's premier cultural, hospitality and tourism destination. Situated between Dame Street and Merchant's Arch, Crown Alley forms a key pedestrian link within the city centre, connecting Temple Bar with Grafton Street, St. Stephen's Green and Henry Street.

The immediate area benefits from exceptionally high levels of footfall throughout the day and evening, driven by a combination of office workers, shoppers, tourists and the vibrant food and beverage offering for which Temple Bar is renowned. The street is home to a strong mix of restaurants, cafés, bars and speciality retailers, creating one of Dublin's most active trading environments.

Occupiers in the vicinity include a number of well-established hospitality operators such as Vintage Cocktail Club, Elephant & Castle, FX Buckley and Bad Bobs, together with a broad range of independent and international food and beverage brands. Temple Bar remains one of the city's most visited destinations, attracting significant domestic and international visitor numbers year-round.

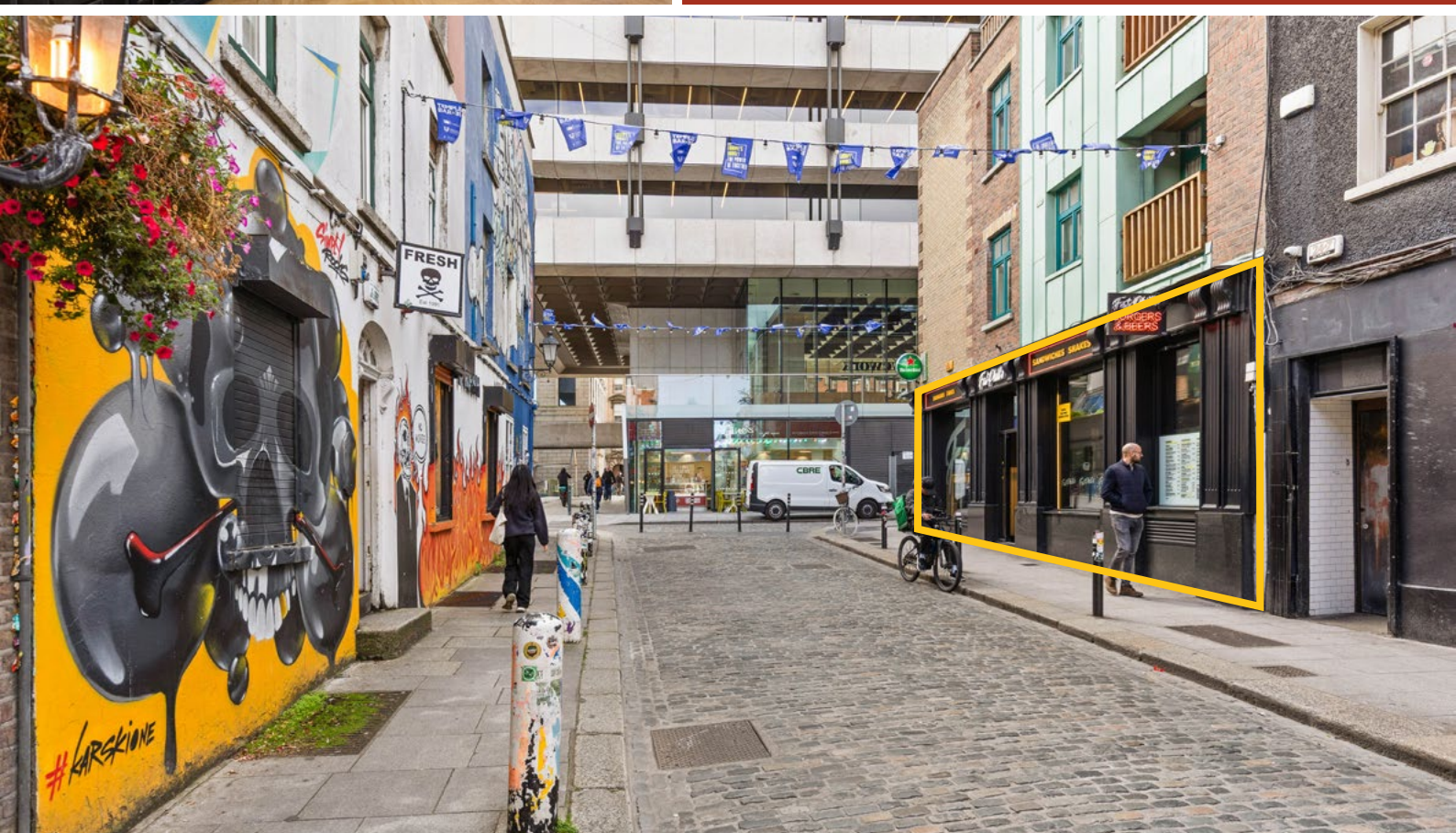
The recent redevelopment and occupation of the former Central Bank campus at Central Plaza has further enhanced the area, bringing a substantial daytime working population to the locality and cementing its reputation as one of Dublin's leading food, beverage and leisure destinations.

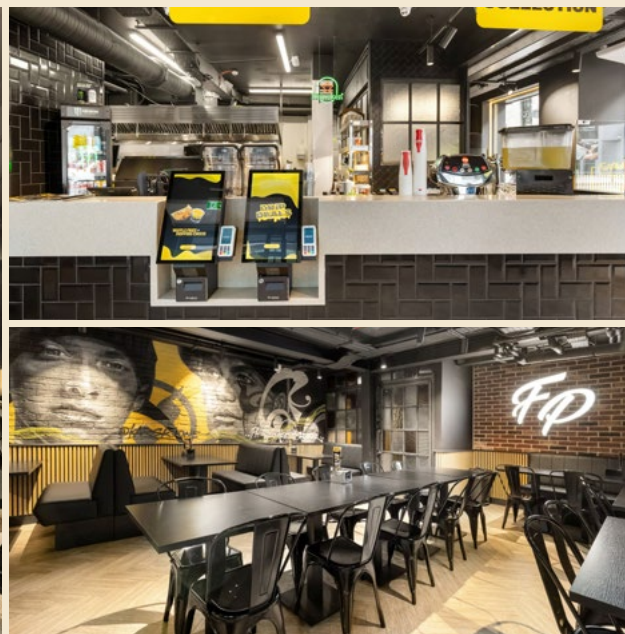




Description

The property comprises the ground floor and basement of a modern four-storey over basement building. The accommodation is fitted out as a restaurant, providing customer dining space and kitchen facilities at ground floor level, together with additional seating and back-of-house facilities at basement level.





ACCOMMODATION

Floor Area	Sq.ft	Sq.m
Ground Floor	884.1	78.42
Basement	795.67	73.92
Total	1,639.77	152.34

All intending purchasers are advised to satisfy themselves as to the accuracy of the measurements provided.

COMMERCIAL RATES

The current local authority rates for 2026 are €11,213

TITLE

The premises is held under a long lease subject to the following tenancy;

The premises is let to Phills Ireland Capital Limited under a 20-year lease from the 1st April 2025 and is subject to a passing rent of € 110,000 per annum. There is a tenant break option on the 1st October 2032. The lease provides for rent reviews at 5-year intervals to open market level. The tenant is responsible for payment of landlord's insurances, rates and service charges.

RENTAL DEPOSIT

€65,000 plus vat to be returned to the tenant in March 2028

PRICE

We are seeking offers in the region of € 1,550,000 which would equate to a NIY of 6.45%

VAT

There will be vat on the purchase price.

BER

BER C1

BER no: 800640724

Energy Performance Indicator: 620.47 kWh/m²/yr

VIEWING

Strictly and only by appointment through the sole sales agents.

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