



TEMPLE BAR LANE

19 Temple Lane | Dublin 2

PRIME
DUBLIN CITY CENTRE
BOUTIQUE HOTEL

For Sale By Private Treaty



◆ BOUTIQUE HOTEL / HOSTEL IN THE HEART OF DUBLIN'S FAMOUS TEMPLE BAR DISTRICT



Temple Bar Lane | Dublin 2



PROJECT TEMPLE BAR

On behalf of Mm Capital, JLL has been appointed as exclusive selling agents for the rare Temple Bar Lane, which has recently been repositioned as a 36 key boutique hotel.

This prime leisure property is situated in Dublin City's best trading location, Temple Bar, which experiences extremely high bed night demand all year round.

Offered for sale with freehold and equivalent long leasehold title and the benefit of full vacant possession, the property boasts development potential within its existing envelope, with potential to swiftly add an additional 8 guestrooms.

The sale also includes a ground floor cafe unit on Cecilia Street (tenant not affected) and presents prospective purchasers with an opportunity to secure an rare foothold in the Temple Bar market.

INVESTMENT HIGHLIGHTS



Occupying a prime city centre location right in the heart of Dublin's Temple Bar district and close to all major tourist attractions.



Temple Bar is Dublin's most coveted hotel trading location, experiencing extremely high bed night demand all year round.



Previously operated as a 171-bed hostel, the Temple Bar Lane was recently refurbished and repositioned to create a 36 key boutique hotel accommodation offering.



The property offers development potential within its existing envelope, with potential to swiftly add an additional 8 guestrooms.



The sale also includes a ground floor cafe unit on Cecilia Street (tenant not affected).





TEMPLE BAR IS A “SUPER PRIME” DUBLIN HOTEL TRADING LOCATION

IN THE BEATING HEART OF DUBLIN CITY CENTRE

The Temple Bar Lane is ideally situated right on Temple Lane, in the heart of Dublin’s bustling Temple Bar and next to the famous Temple Bar Pub.

The property is situated moments’ walk away from the historic Trinity College, the prime retail streets of Grafton Street, Henry Street and O’Connell Street and is also within easy reach of the Guinness Storehouse and Jameson Distillery, two of the city’s best-known attractions.

Demand Driver / Attraction	Distance
Temple Bar Square	100 m
Trinity College	450 m
Grafton Street	600 m
Closest Luas Stop	700 m
Tara Street Rail Station	850 m
Busaras Bus Station	1.2 km
Jameson Distillery	1.4 km
Teeling Whiskey Distillery	1.5 km
Guinness Storehouse	1.8 km



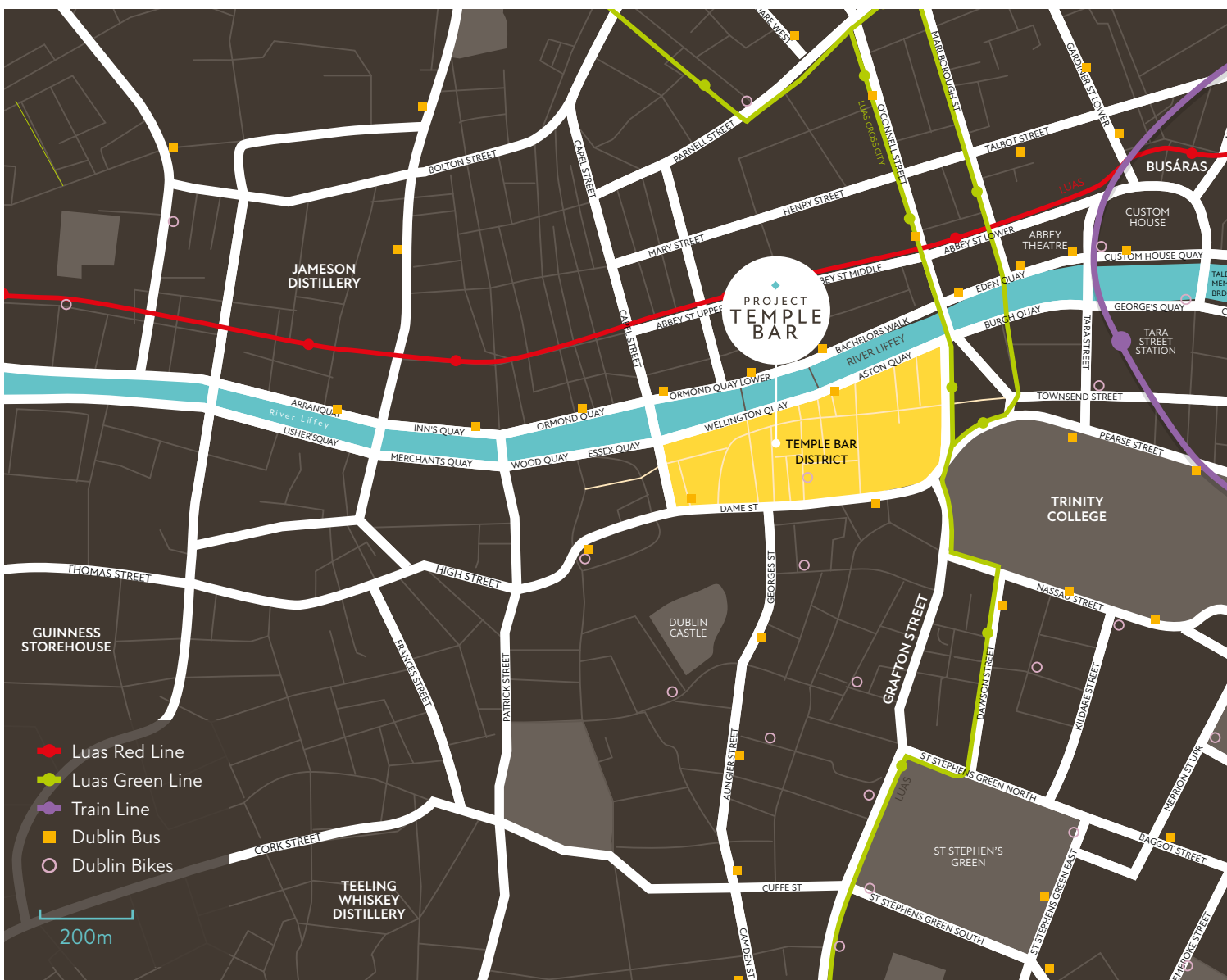
PROJECT TEMPLE BAR

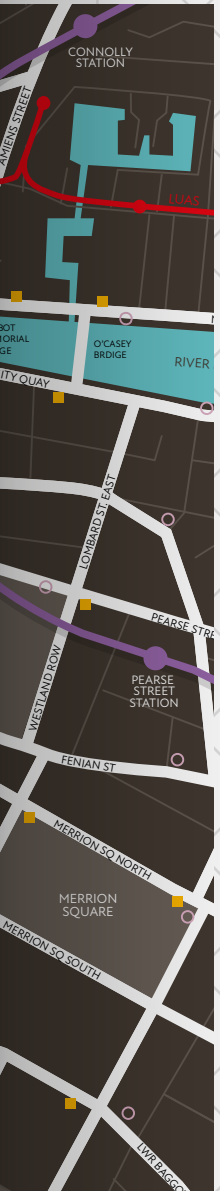


◆ TEMPLE BAR IS DUBLIN CITY'S MOST CELEBRATED TOURISM, HISTORIC AND CULTURAL QUARTER

Well known for its numerous cultural institutions, Temple Bar is home to the Irish Photography Centre, the Ark Children's Cultural Centre, the Irish Film Institute, the Button Factory, the Arthouse Multimedia Centre, Temple Bar Gallery and Studios, the Project Arts Centre, the Gaiety School of Acting, IBAT College Dublin, the New Theatre, as well as the Irish Stock Exchange.

At night, the area is an unrivalled destination for nightlife, with various nightclubs, restaurants and bars. Famous pubs in the area include The Temple Bar Pub, The Porterhouse, The Oliver St. John Gogarty, The Turk's Head, The Quays Bar, The Foggy Dew, The Auld Dubliner, The Stag's Head, Bad Bobs and Busker's Bar.





NEARBY DEVELOPMENTS WILL ELEVATE THE LOCALITY

The Temple Bar district has experienced several new developments in recent years, with the immediate vicinity uplifted by exciting projects such as the Central Bank Plaza, a new Hard Rock Hotel, and the repositioning of the Morgan Hotel.



THE TEMPLE BAR LANE OFFERS A BLANK CANVAS TO OPERATE A HIGHLY PROFITABLE BOUTIQUE HOTEL OR TOURIST HOSTEL



Temple Bar Lane is laid out across ground and three upper floors, with an internal light well providing additional natural light throughout.



Efficiently configured in a U shape, the accommodation includes a reception area conveniently accessed directly off Temple Bar Lane.



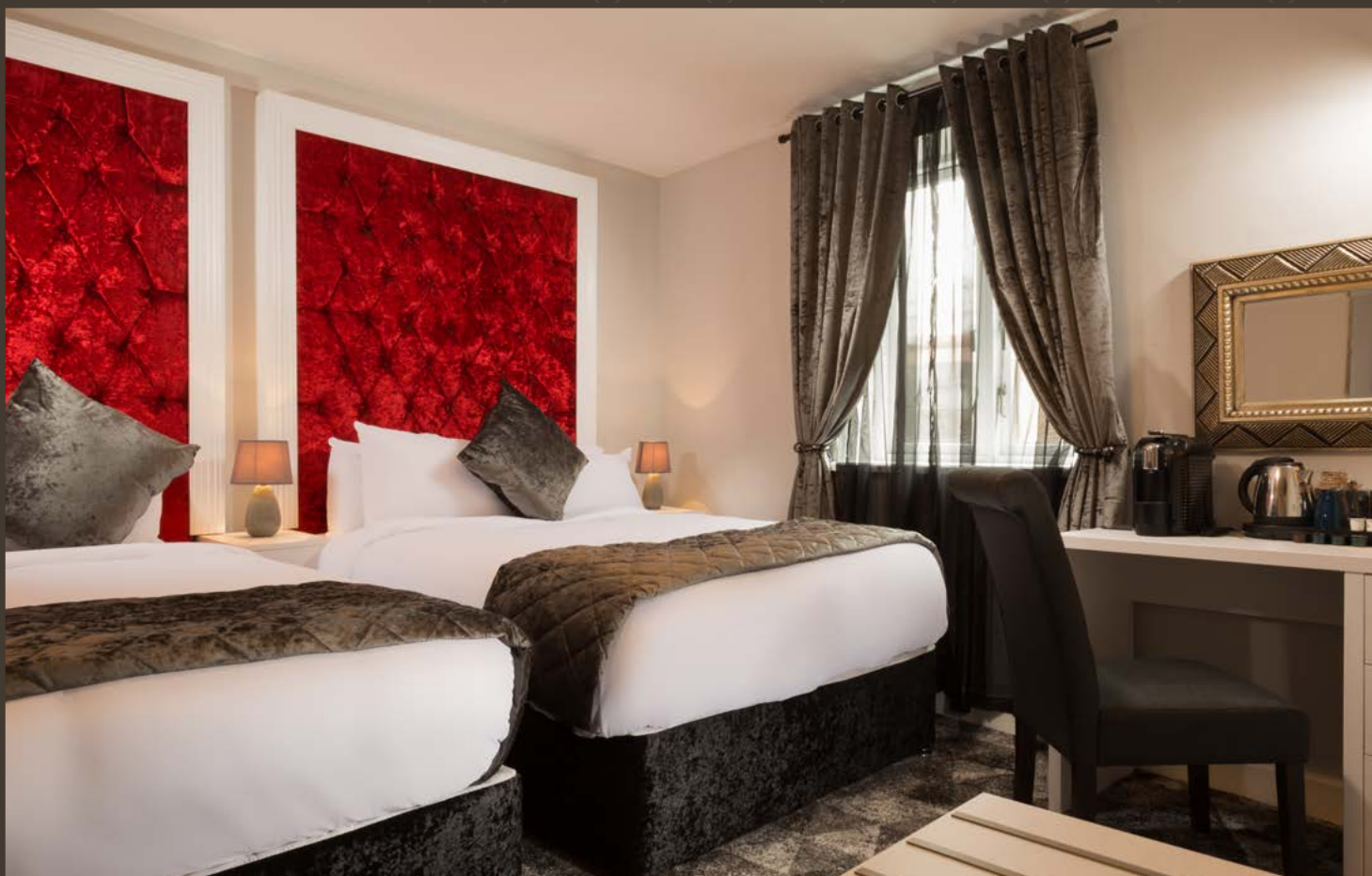
The property has a long-established trading history, having originally opened as Barnacles Hostel in 1997 and has traded successfully ever since.



Given its reliance on guestroom revenue and its high footfall location, the business is capable of achieving rewarding profit levels.



The sale also includes a ground floor cafe unit on Cecilia Street (tenant not affected).





Refurbished Boutique Accommodation

Single	4
Double / Twin	17
Bunk	2
Triple	8
Quad	5
Total	36





DUBLIN IS A HIGH BARRIER TO ENTRY HOTEL MARKET

DUBLIN IS A HIGHLY ATTRACTIVE HOTEL INVESTMENT LOCATION, SUPPORTED BY SOLID TRADING PERFORMANCE FUNDAMENTALS

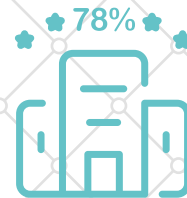
Tourism demand was buoyed by record passenger traffic at Dublin Airport, which catered for a total of 32.9 million passengers during 2019, setting a new record.

The hotel market benefited from consistent and growing visitor numbers with a well-balanced mix of leisure and corporate demand, boosted by increased airport passenger arrivals, which grew +78% since between 2010–2019.

Hotel demand is further supported by numerous high-profile new entrants and expansions in Dublin's corporate occupier market, particularly amongst Tech and Pharma sectors. This has resulted in strong office and, consequently, corporate hotel demand.



Dublin Airport
32.9 million
passengers
(2019)



Numbers
grew +78%
since between
2010–2019



TEMPLE BAR IS THE
MOST COVETED LEISURE
MARKET IN DUBLIN,
BOASTING UNRIVALLED
DEMAND



The Temple Bar accommodation market comprises just 1,037 hotel keys, across 14 hotels and with an average hotel size of just 74 keys. Furthermore, only the new Hard Rock hotel, which is 120 keys, is internationally branded.

Hostel accommodation is also extremely rare in Temple Bar, with a mere five hostels in the market, totalling just 118 rooms/dormitories, with an average hostel size of just 24 keys.

Furthermore, in recent years over 1,000 hostel beds have been permanently removed from the city's inventory, presenting a unique opportunity for remaining hostels to drive higher occupancy and average bed rate.



THE STATS...



1,037
hotel keys in
Temple Bar area



118
Hostel rooms/
dormitories in
Temple Bar area



1,000
Hostel beds removed
from Dublin's inventory
in recent years



FURTHER INFORMATION

Interested parties should contact JLL, who are retained as sole real estate advisors, to express their interest and sign an NDA. No direct contact is to be made with the vendor, management, or any employees of the hotel.

For further information go to: www.projecttemplebar.ie

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BER No. 800592503. 535.73 kWh/m2/yr 1.12

PSP Licence No: 002273

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