



# FOR SALE

(BY PRIVATE TREATY)

Clonmell House, 17 Harcourt Street, Dublin 2

**BER** Exempt



## DESCRIPTION

Clonmell House, No.17 Harcourt Street comprises a four storey over basement, mid terrace, Georgian building with extensive car parking and 2 storey mews building to the rear.

This landmark building stands out from its neighbouring buildings, peering over the Georgian streetscape.

The building, accessed via impressive granite steps, is predominantly in office use extending to 818.6 Sq.m. (8,811 Sq.ft.) The basement of the main building and first floor of the mews is let to Vaugirard Designated Activity Company under 2 separate leases with the basement in use as a Bar/ Night Club. The car park to the rear accommodates 10 car parking spaces and is accessed via Montague Lane.

Clonmell House is of traditional brick and masonry wall construction, with suspended timber stairs and floors. The building retains extensive ornate ceiling plasterwork, including period cornice and centre rose plasterwork. The ornate ceilings on the first floor are particularly notable, along with the magnificent floor to ceiling heights and well-proportioned rooms. Impressive period mantelpieces can be found throughout. The property is in walk-in condition and benefits from a passenger lift.



## LEASE SUMMARY/TENANCY DETAILS

Demise: Basement Clonmell House  
 Tenant: Vaugirard Designated Activity Company  
 Term: 25 years from 11th January 2016  
 Passing rent: €55,700 exclusive

Demise: Mews, Part Ground & 1st Floor  
 Tenant: Vaugirard Designated Activity Company  
 Term: 25 years from 11th January 2016  
 Passing rent: €8,000 exclusive

Tenant not affected.





## TRANSPORT

The property is highly accessible. St Stephens Green and Harcourt Street Luas stops are both approx. 350m from the property. DART and mainline rail can be accessed at Pearse Street - approx. 23-minute walk.

Both the QBC (Quality Bus Corridor) and Aircoach stops are located within a 9-minute walk of the property on St Stephen's Green. A Dublin Bike station is located on Clonmell Street.

## TOWN PLANNING

Land-Use Zoning Objective Z8: To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective.



HISTORY

Harcourt Street was opened 1777 by John Hatch, barrister and Seneschal of the Manor of St. Sepulchre. Development was sporadic during the early history of the street, most notably the construction of Clonmell House in the 1770s.

Hatch sold Clonmell House to John Scott who was created Earl of Clonmell in 1793. The house and grounds were sold in 1810 following his death.

One of the grandest and oldest remaining houses on the street, it is ornamented by high-quality ironwork railings and obelisk lamp standards, clearly the work of a skilled artisan.

The plain, well-balanced façade is enhanced by a centrally placed Adamesque doorcase with full-width fanlight, a feature typical of the larger houses on the street.

Casey (2005) notes that the interior retains decorative plasterwork likely by Michael Stapleton. It was the temporary home of the Municipal Gallery of Modern Art, 1908-32, housing part of Sir Hugh Lane collection of Impressionist paintings.

– National Built Heritage Service





## AMENITIES

There are a wealth of amenities in the surrounding area including a host of restaurants and cafés including The Tram Café, Green Bench Café, and Meltdown. The locality is home to several renowned hotels including The Dean, The Iveagh Garden Hotel, The Conrad Hotel and The Shelbourne Hotel. There are a number of spectacular public amenities close by including the Iveagh Gardens at your doorstep, St. Stephen's Green and Merrion Square. The building is within walking distance of Grafton Street and St. Stephen's Green Shopping centre, some of Ireland's leading retail destinations.

## SPECIFICATION

- Decorative ceilings - period cornice and coving
- Period chimney pieces
- Mixture of chandeliers and modern office lighting
- Painted and plastered walls
- Sliding sash windows
- Quality carpet flooring
- Kitchen facilities
- Toilet facilities
- Passenger lift



ACCOMMODATION

FLOOR	SQ. M	SQ. FT.
*Basement Bar	229	2,461
Ground Floor	134	1,443
First Floor	148.5	1,598
Second Floor	109.1	1,174
Third Floor	100.3	1,080
Sub Total	721	7,756

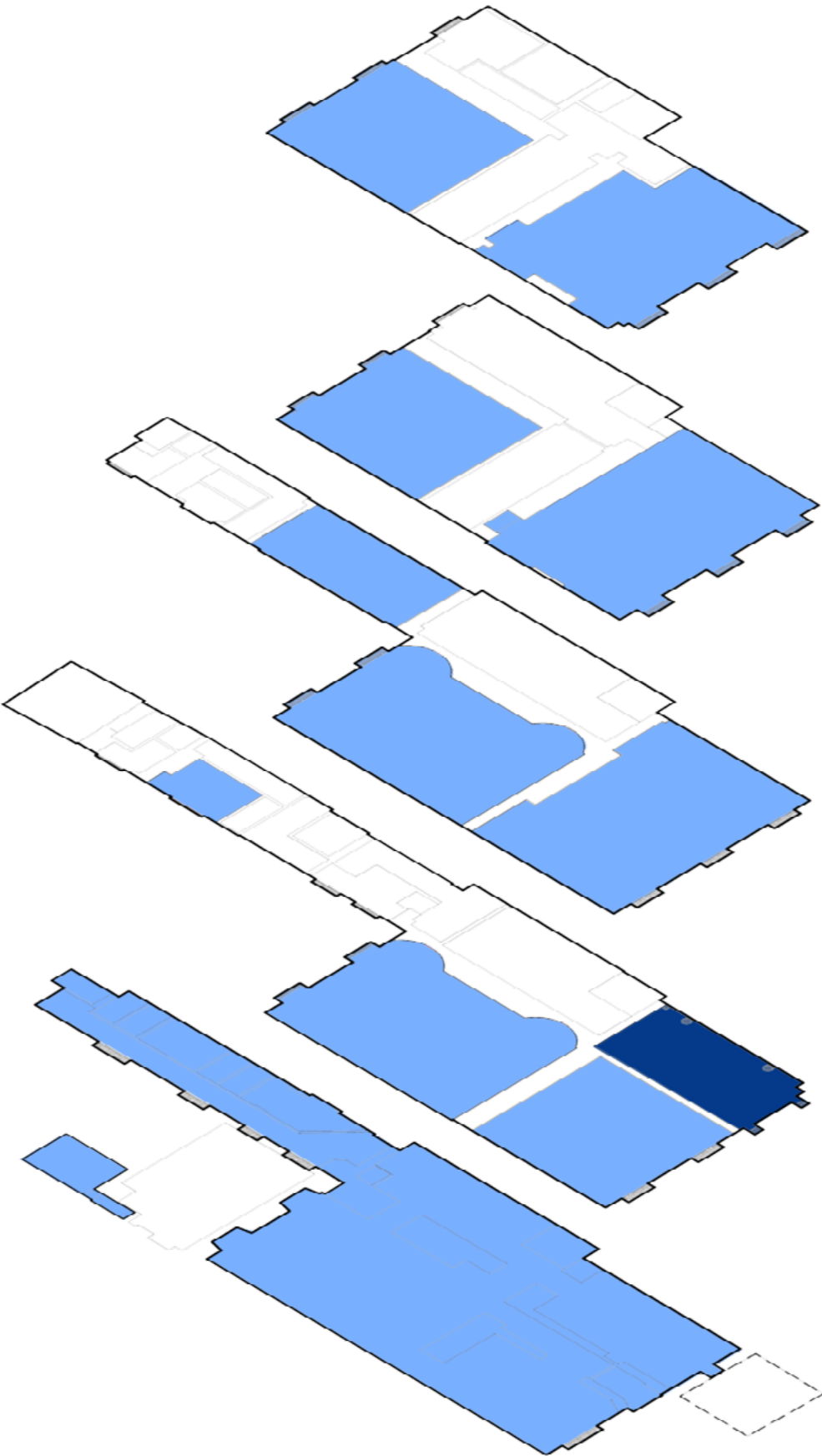
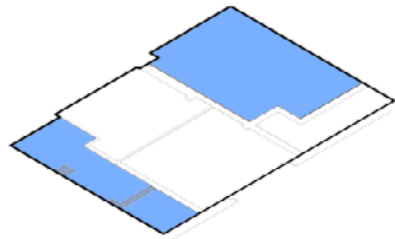
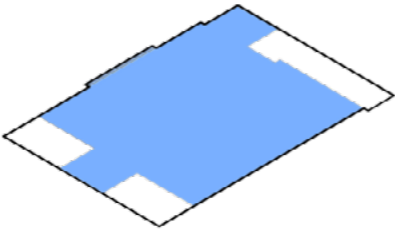
FLOOR	SQ. M	SQ. FT.
Ground Floor	36.7	395
First Floor	61.3	660
Sub Total	98	1,055

	SQ. M	SQ. FT.
TOTAL	818.6	8,811

\*Basement Bar area calculated applying GIA  
All other areas calculated applying NIA  
Area Referencing report by Hollis available upon request

FIRST FLOOR  
MEWS

GROUND  
FLOOR MEWS



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

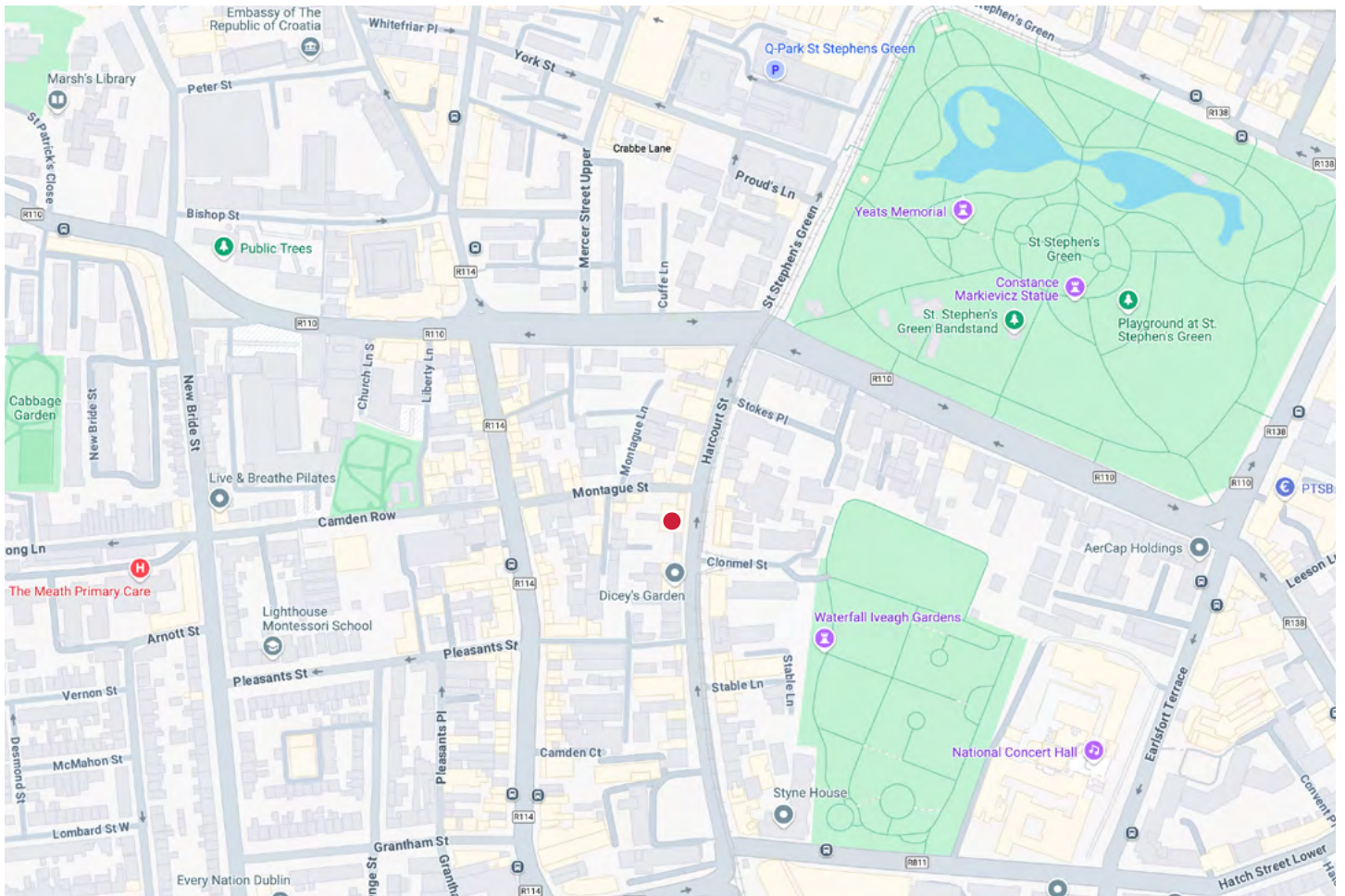
BASEMENT

BASEMENT BAR



TWO STOREY MEWS





● Clonmell House, 17 Harcourt Street, Dublin 2, D02 W963

Map data © 2025 Google

## TITLE

We understand that the building title is Freehold.

## USE

Office & Licensed Restaurant and Café/Bar.

## PRICE

Offers in excess of €3,500,000 exclusive of VAT.

## VIEWING

Strictly by appointment with the sole agent Knight Frank

Tenant not affected.

## VAT

We understand that VAT is not applicable on the sale of this property. We recommend that all intending purchasers carry out their own due diligence in this regard.

## SOLICITORS DETAILS

O'Connor LLP  
8 Clare Street,  
Dublin 2, Ireland

[View Data Room](#)

**BER Exempt**



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Tel: +353 1 634 2466  
[KnightFrank.ie](http://KnightFrank.ie)

PSRA License Number: 001266

## CONTACT

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