

FOR SALE

149 Francis Street, Dublin 8

PRIME MIXED USE INVESTMENT OPPORTUNITY

Lisney

COMMERCIAL REAL ESTATE



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ABOUT THE PROPERTY

Excellent high profile mixed use investment in the heart of the Dublin 8, prominently sited at the corner of Thomas Street and Francis Street

The ground floor is leased to Michelin-starred restaurant 'Variety Jones' on a 20-year lease from June 2022, at a passing rent of €50,000 per annum

The property is generating a total rental income of €130,869 per annum

Guide price of €1,850,000 which equates to a NIY of 6.43%

WAULT of 8.7 years

Tenants not affected



DESCRIPTION

149 Francis Street is a recorded protected structure, prominently positioned at the junction of Thomas Street and Francis Street. The property comprises a four storey over basement mixed use building extending to approximately 3,894 sq.ft NIA, presenting a distinctive profile on this key city centre corner site.

Originally constructed as a bank, the building has been thoroughly refurbished over the years, with significant works including new fire safety systems and the development of a contemporary penthouse office suite extending to 732 sq.ft (NIA).

The upper floors, comprising approximately 2,449 sq.ft of modern, open-plan office accommodation with excellent natural light, are fully occupied by Pascal + Watson, Good Travel Software, and Architectural Farm (as subtenant).

LOCATION

Excellent high profile mixed use investment situated at the heart of The Liberties, one of Dublin's most historic and rapidly evolving districts, the property benefits from exceptional visibility and connectivity.

- Less than 1km from Dublin City Centre and within 100m of Vicar Street music venue
- Surrounded by art galleries, antique shops, and major cultural landmarks including St Patrick's Cathedral and the Irish Museum of Modern Art
- Within 500m of the National College of Art and Design (NCAD)
- 100m from the historic Iveagh Markets, due to undergo major refurbishment

A major catalyst for further value growth is the Guinness Quarter Regeneration Project at St James's Gate: a 12-acre transformation introducing residential, hospitality, cultural, and commercial uses.

149 Francis Street benefits from excellent public transport connectivity, with multiple Dublin Bus routes servicing stops within a minute's walk.



Dublin 8 is the one of Dublin's most historic and rapidly evolving districts



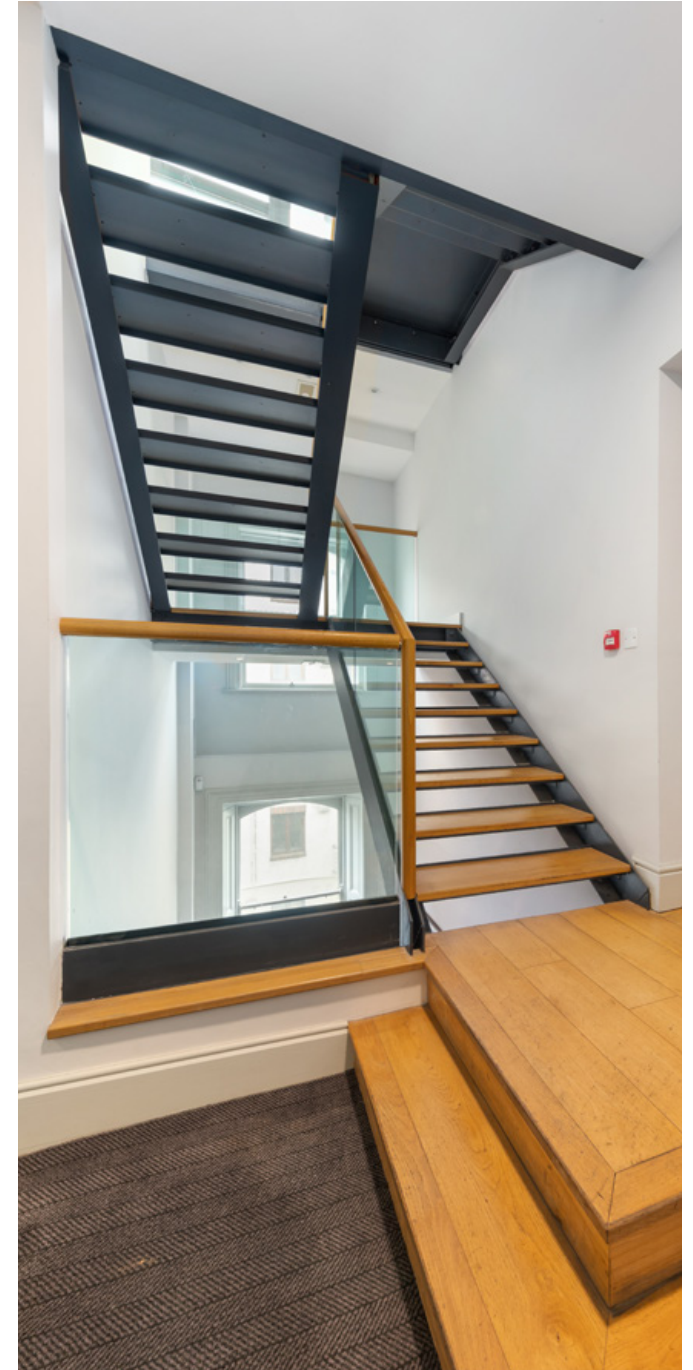
TENANCY SCHEDULE

The property is 100% occupied with a current rent roll of €130,869 per annum.

Accommodation	Tenant	Area (Sq.ft)	Start Date	Rent Review	Lease End	Rent p.a
Ground Floor & Basement	Variety Jones	1,445	01/06/2022	01/06/2027	31/05/2042	€50,000
1st Floor	Good Travel Software	954	12/05/2025	N/A	11/05/2028	€36,000
2nd Floor	Pascal and Watson	764	01/07/2025	N/A	30/06/2030	€22,919
3rd Floor	Pascal and Watson (Architectural Farm)	732	01/07/2025	N/A	30/06/2030	€21,950
Total		3,894				€130,869

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence





TENANT SPOTLIGHT

Variety Jones



Variety Jones is a critically acclaimed Michelin-starred restaurant located in Dublin 8, launched in December 2018. Its reputation for inventive open-fire cuisine and intimate dining earned it a Michelin star within just nine months of opening. For investors, Variety Jones represents a high-quality operator.

Pascall + Watson



Established international architectural practice with offices in Dublin, London, Limerick, and Abu Dhabi. Renowned for award-winning transportation and civic design projects, underlining tenant covenant strength.

Good Travel Software (GTS)



Founded in 2010 and headquartered in Dublin. The Dublin based software provider delivering global mobility solutions for clients including Toyota. A fast-growing, sustainability-aligned tech operator providing future-proof vibrancy to the building's.

Architectural Farm



Architectural Farm is a Dublin-based architectural studio founded in 2010. They are an Architectural practice specialises in residential, public, retail, and commercial projects, with a strong emphasis on reimagining existing spaces and craftsmanship.





TITLE

We understand that the property is held under a Long leasehold.

ZONING

This property is zoned as Zone Z5: City Centre - "to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity" under the Dublin City Council Development Plan 2022.

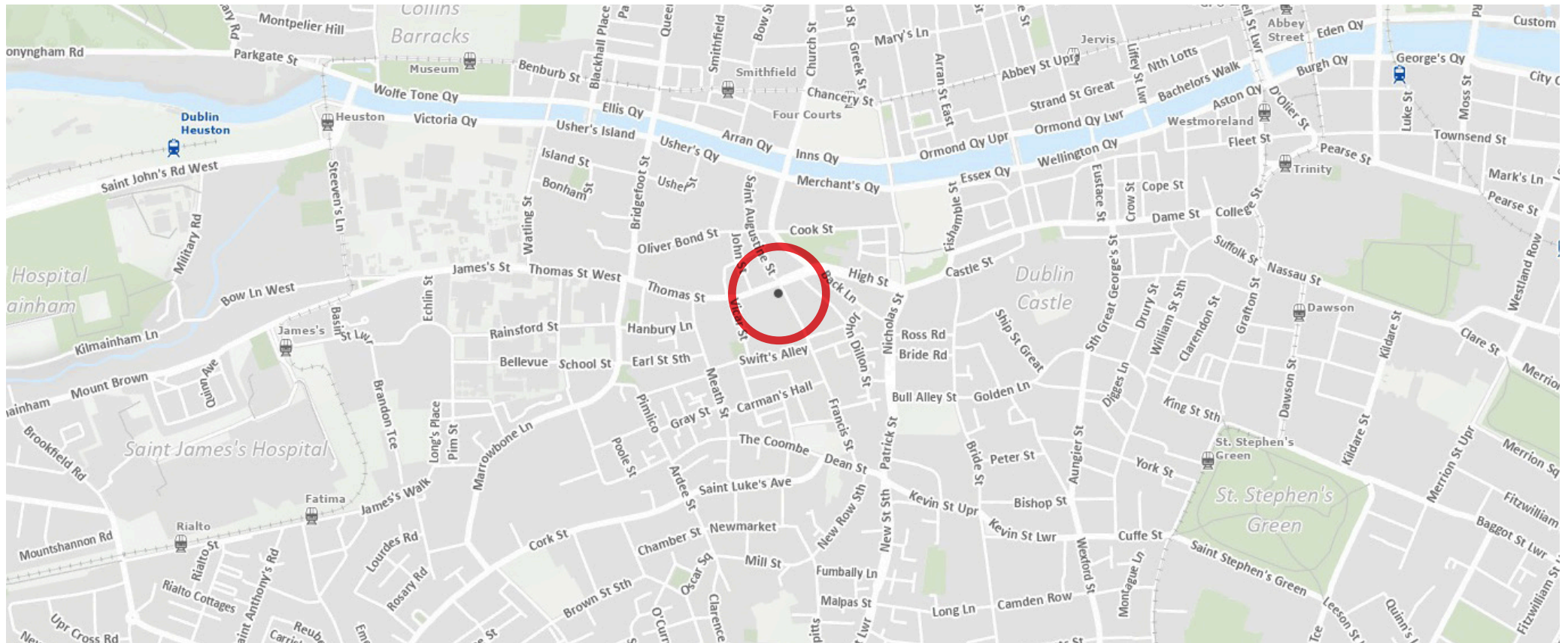
BER

Exempt

PRICE

Guiding €1,850,000 exclusive representing a net initial yield of 6.43% or €475 per sq.ft

LOCATION MAP



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For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

