

FOR SALE

GRATTAN HOUSE
1 WELLINGTON QUAY,
TEMPLE BAR,
DUBLIN 2

High Profile Investment
192 sq.m. (2,066 sq.ft.)

(Tenants not affected)



FINNEGAN
Menton

BER EXEMPT

Location:

No. 1 Wellington Quay is ideally situated in the heart of the City Centre overlooking the River Liffey at the western end of Temple Bar. The property occupies a high profile corner position on the South Quays located at the corner of Wellington Quay and Parliament Street, directly opposite Grattan Bridge and close to well known establishments including The Clarence Hotel, The Workmans Club, The Porterhouse and the Turks Head.

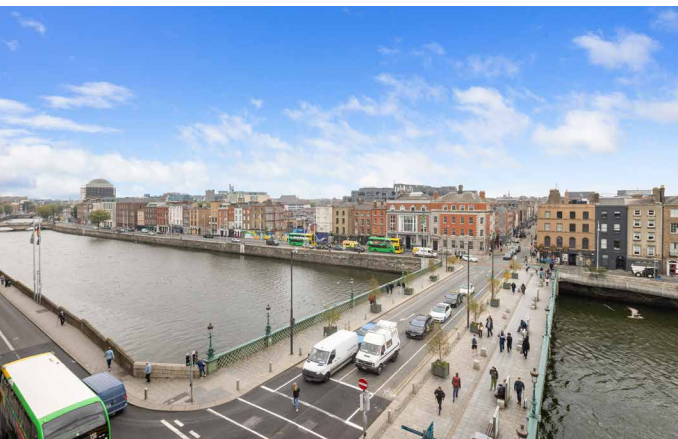
No. 1 Wellington Quay is surrounded by many of Dublin's most visited and historic visitor attractions including Temple Bar, Guinness Brewery, Christchurch Cathedral and Old Jameson Distillery. The area is also at the centre of Dublin's legal and administrative centres being in close proximity to the Four Courts, Dublin City Council offices and Dublin Castle.

The location is serviced by excellent public transport links and is within 550m of the Luas Red Line at the Four Courts Luas Stop which links with both mainline rail stations at Heuston Station and Connolly Station and are both within walking distance of the property. There are numerous bus networks that are accessible on Wellington Quay as well as Dublin Bike services allowing for easy accessibility to all areas of Dublin City.

Description:

No. 1 Wellington Quay comprising an imposing four-storey over basement period building extending to a net internal area of approximately 192 sq.m. (2,066 sq.ft). The accommodation comprises a retail unit on the ground floor and basement together with three self-contained offices on the first, second and third floors.

The property has 11.0m frontage on Wellington Quay and 4.0m frontage on Parliament Street. Built in c.1880, the property features a wraparound shop front of painted rendered façade together with attractive brown and red brick elevations on the upper floors. The property has retained its unique Georgian characteristics with charming ornate details such as a moulded floral cornice across the shop front and an angled corner entrance supported by red granite columns with attractive moulded foliate capitals. The property features impressive bay style windows on the ground floor and large sliding sash windows on the upper floors providing very bright and attractive accommodation. The top floor is vacant and could alternatively be considered for conversion to an apartment (SPP).



Accommodation:

Internally the property has been well maintained and provides a stylish ground floor café featuring a small mezzanine space which is used for live music performances. The cafe has a ceiling height of approximately 4.5m. Kitchen, office and toilets facilities are located at basement level, with one small wc located at ground floor level. First, Second and Third floors comprise of self-contained office accommodation offering bright open plan space. Toilet facilities are located on the first floor and third floor.

Approximate Net Internal Areas		
Floor	sq.m.	sq.ft.
Basement	32	345
Ground Floor	43	463
First Floor	40	430
Second Floor	40	430
Third Floor	37	398
Total	192	2,066



Tenancies:

Floor	Tenant	Lease Term	Expires	Rent p.a.
Basement & Ground Floor	Il Momento Del Caffe Ltd. t/a The Music Cafe Dublin	10 year	20 / 05 / 29	€31,500*
First Floor & Second Floor	Martin Maloney Solicitor	10 year	01 / 11 / 27	€24,000
Third Floor	Vacant	-	-	-
Total				€55,500

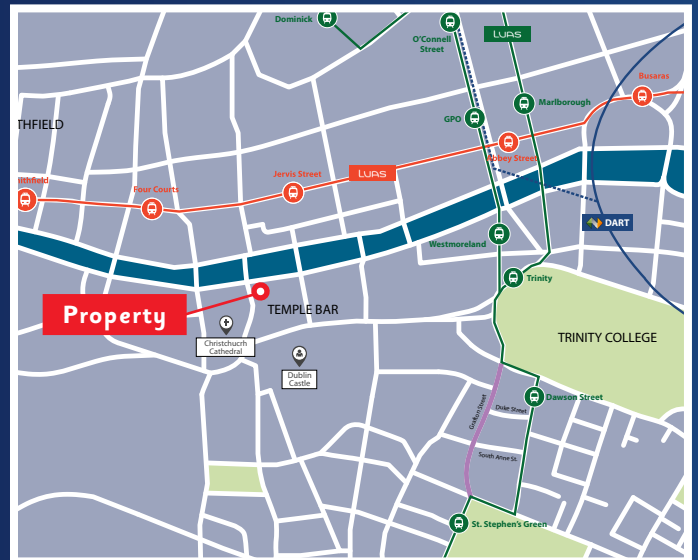
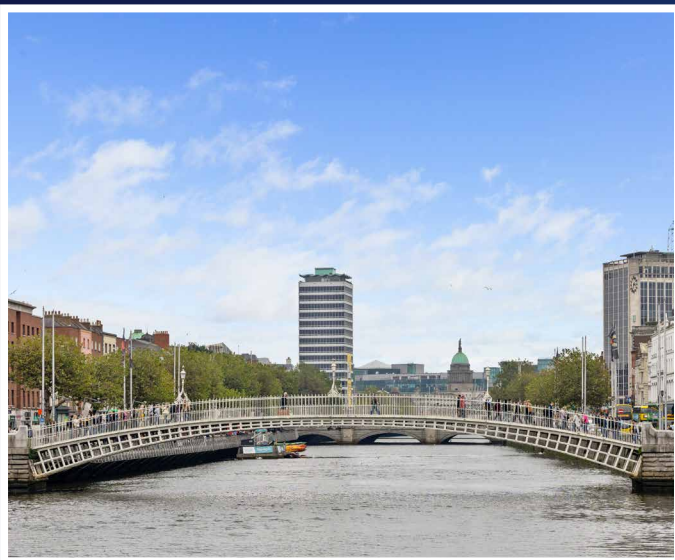
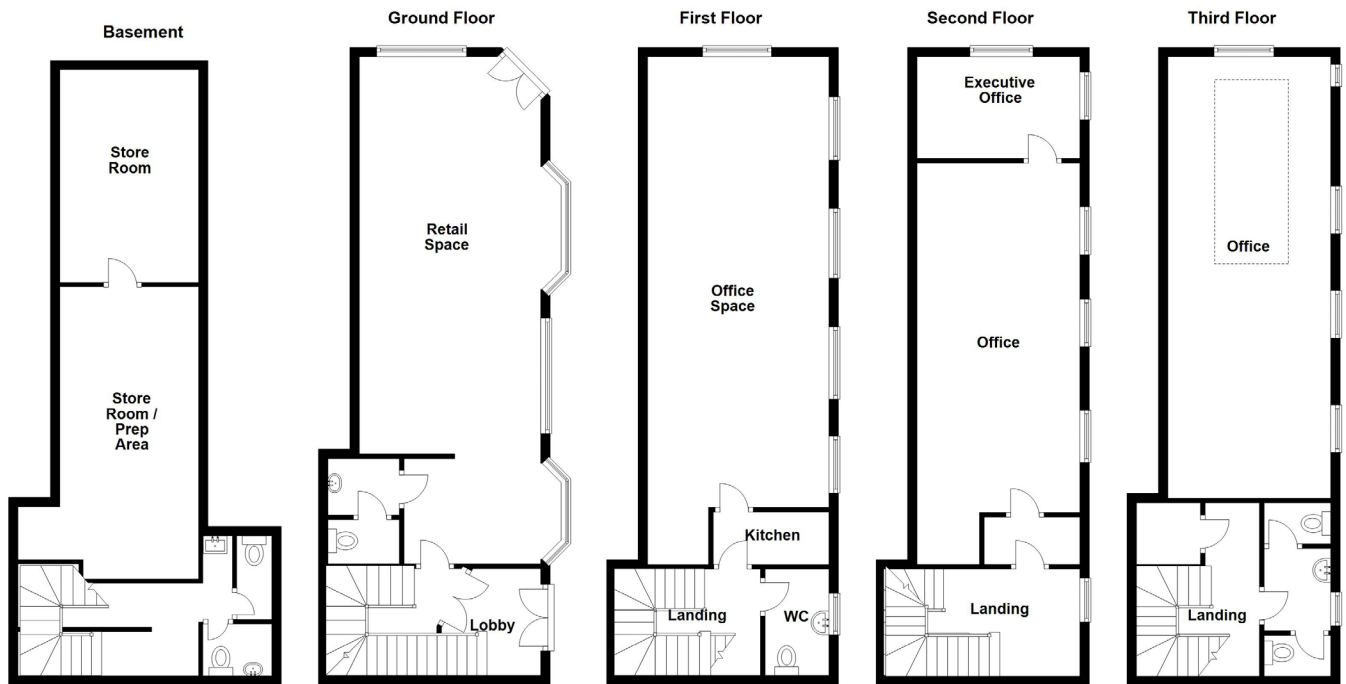
* Ground & Basement rent is to increase to €33,000 in May 2026. Current and projected income when fully let approx. €70,000 p.a.

Planning & Zoning:

Ground floor and basement have use as a coffee shop (Reg Ref 3174/12). The property is in an Area Zoned 'Z5': To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.

Uses permissible in principle, subject to grant of planning, including for offices, retail, restaurant, café, hotel or residential. The property is a Protected Structure (RPS Ref. 8359).





BER
Exempt (Protected Structure)

TITLE
Freehold

PRICE
On application

VIEWING

Viewing is strictly by appointment with Selling Agents Finnegan Menton.
Contact Mark McCormack or Emma Byrne on 01 6147900



Mark McCormack
Email: mmccormack@finneganmenton.ie

Emma Byrne
Email: ebyrne@finneganmenton.ie



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

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