

The Flowing Tide

9 Lower Abbey Street, Dublin 1, D01 H6P1



BER Exempt

Opportunity to acquire a city centre traditional style licensed premises together with upper floor office accommodation ideally suited to growing a quality licensed business enhanced by rental income
Price on application.

The Flowing Tide



Location

The property is located on the North side of Lower Abbey Street at the corner of Marlborough Street opposite the Abbey Theatre, close to O'Connell Street and the North Quays, in a prime central business and commercial district of the city centre. The adjoining properties are a mix of period and modern buildings of various uses including retail, office and residential with every amenity nearby.

There are excellent public transport links literally outside the door including numerous bus routes and the LUAS Red Line and Cross City Line. There are several Bus terminals - Busáras is only a short walk away - Dart Connolly and Tara Street Station - 2 x 24 hour Bus services to Swords and Ballycullen.

The Property

The property comprises of a four storey over basement building, with a licensed premises, The Flowing Tide, to the basement and ground floor. There are offices to the upper floors with separate access onto Lower Abbey Street.

■ The Flowing Tide occupies a prominent position on the junction of Lower Abbey Street and Marlborough Street. The basement, known as the Neptune Lounge comprises of bar area, ladies and gents toilets, cold rooms and stores. There is also some storage available in alcoves under Marlborough Street. The ground floor consists of a bar area with many original period features including stained glass windows and granite topped bar counter. There are also ladies and gents toilets to the rear.

There is also a smoking area to the rear of the building. Internal finishes in the bar and lounge areas comprise, plastered painted walls, wood panelled and plastered, painted ceilings, spot lighting and timber panelled back bars. There is a mixture of fixed and loose seating throughout. Currently the pub is let on a short term lease.

■ The offices on the upper floors comprises of 13 own door type small office units which are individually let to a variety of tenants on short leases. The units are in good decorative order with plastered painted walls, wooden floors and modern telecoms facilities. Toilet facilities are provided on all floors. Access to the offices is provided by a separate door onto Lower Abbey Street (income details below).

Unit	Sq Ft	Tenant	Rent PA	Lease
1	182	Vacant	Vacant (ERV)	N/A
2	282.3	Lagura Enterprises		Month to Month
3	285	Hair Salon		35 Years from 02
4	160.3	Tattoo Studio		Month to Month
5	173.8	Next Step Therapy		
6	78.81	Next Step Therapy		Month to Month
7	195.4	Lextrans		
8	168.3	Lextrans		
9	195.4	One Mile Studio		Month to Month
10	168.3	Vacant	Vacant (ERV)	Month to Month
11	167	Vacant	Vacant (ERV)	N/A
12	75.7	Sex Siopa		N/A
13	78.81	Vodafone		
Total			€12,000	Licence to 11-2020
			€49,840	



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Licensed Premises

FLOOR	Sq.m	Sq.ft
Basement	111.33	1,198
Ground Floor	92.25	993
First Floor	72.15	777
Second Floor	72.15	777
Third Floor	31.85	343
TOTAL	379.73	4,088



The Flowing Tide Bar



Basement: The Neptune Lounge



Cold Room

TITLE

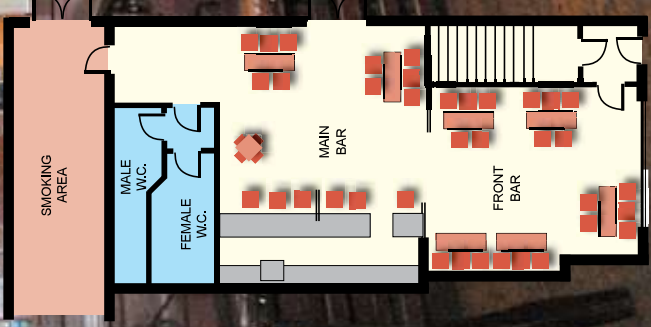
Freehold

LICENCE

We understand the property has the benefit of a full seven-day publican's license.



The Flowing Tide



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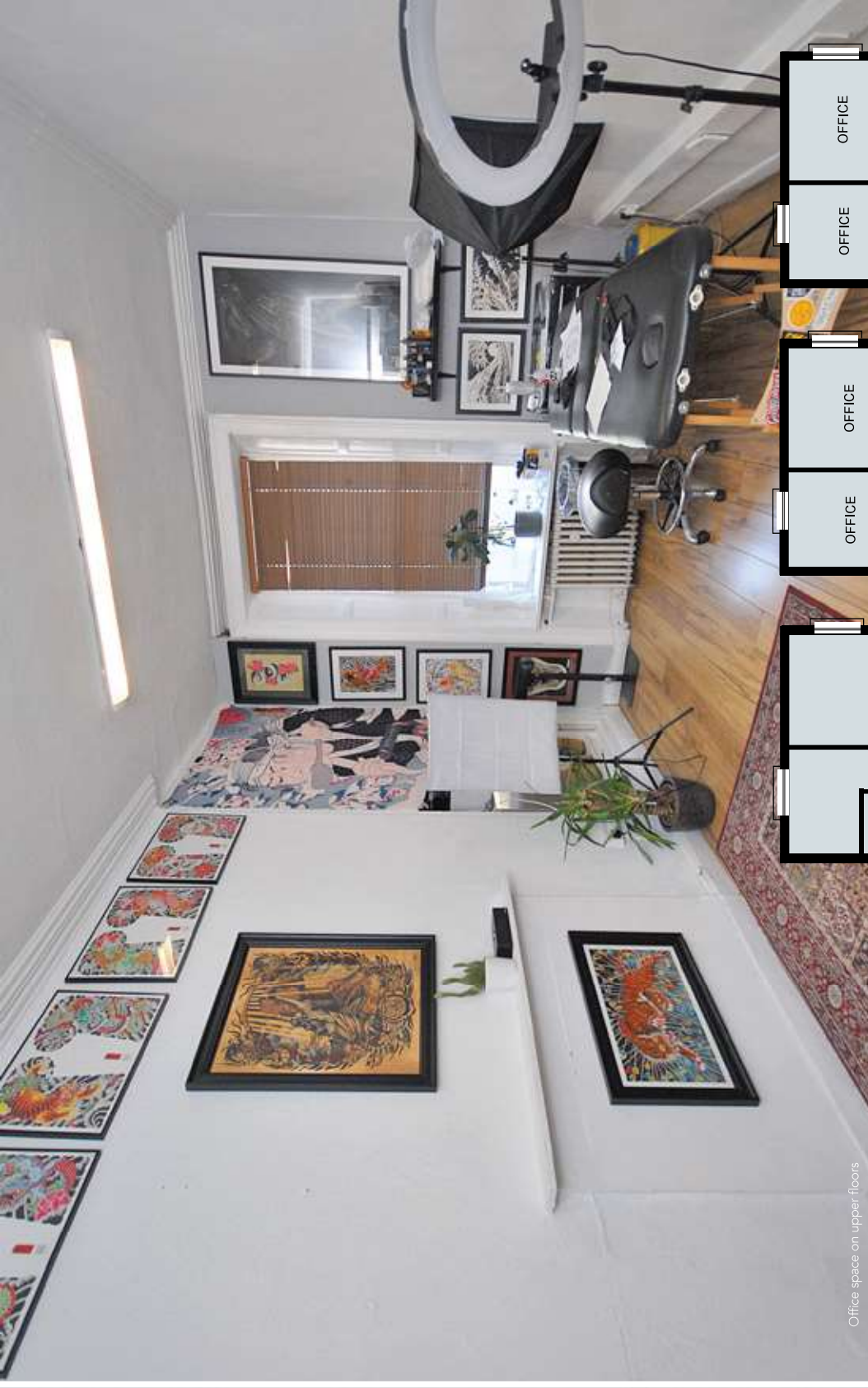
Office Space

SERVICES

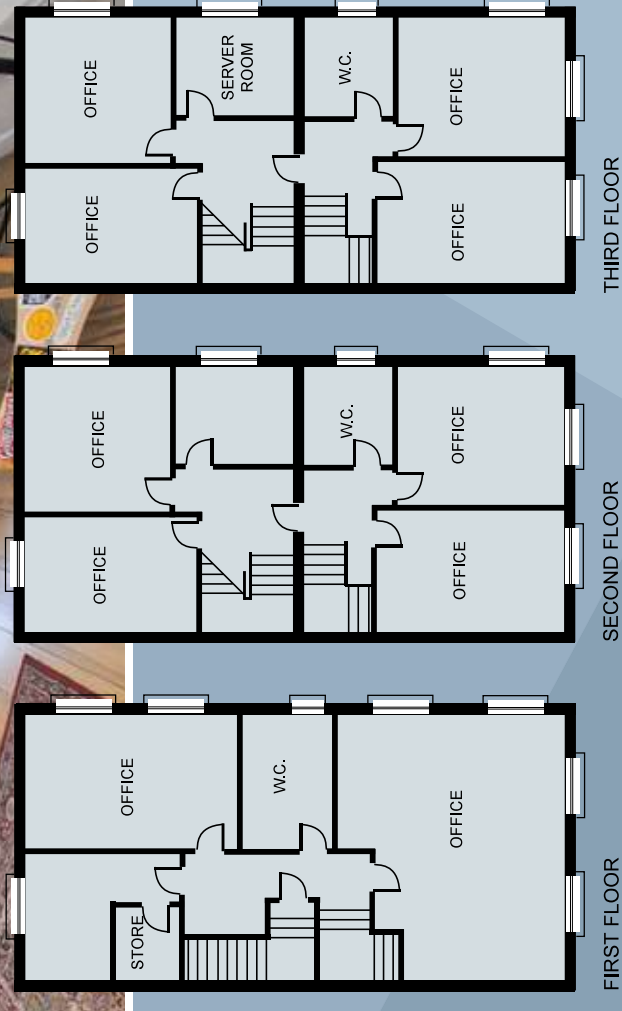
We are advised that all services are connected to the property including gas and electricity.

TOWN PLANNING

The site and property has full planning permission for the use for which it is intended and all relevant fire certificates are in place.



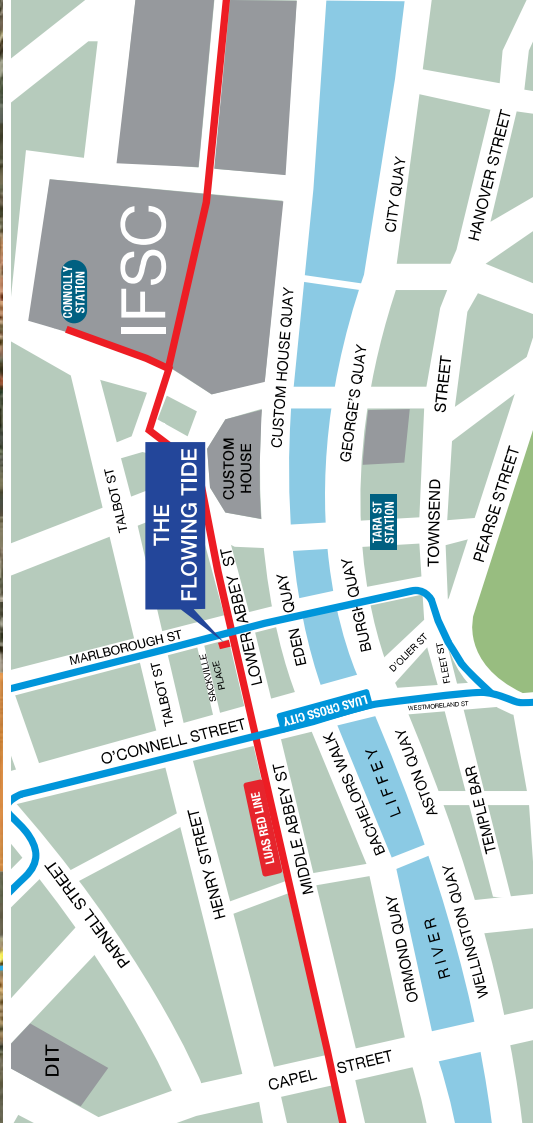
Office space on upper floors



Office space on upper floors

Title: Freehold
Licence: 7-Day Publicans Licence
Rateable Valuation: €xxxxxx
Rate Multiplier: 0.000
Rates Bill 2019: €00,000

Property Boundary Site Map
Not to Scale (for identification purposes only)





The Flowing Tide

9 Lower Abbey Street, Dublin 1

Agents

Bohan Hyland & Associates
Rathgar House,
53A Rathgar Avenue,
Dublin 6
PSRA Licence No: 001214

Tel: 01 491 3000
E: dublin@bohanhyland.ie
W: www.bohanhyland.ie

Solicitor

AMOSS Solicitors
Killian Morris,
Warrington House,
Mount Street Crescent,
Dublin 2

Tel: +353 1 212-0400
Fax: +353 1 212-0401
E: ekmorris@AMOSS.ie

Viewing strictly by prior appointment with Sole Agent.

Inventory of Furniture & Effects included in the sale available upon request.

These particulars are for guidance only and do not form part of any contract. All statements contained in these particulars as to the property are made without responsibility on the part of Bohan Hyland or the vendor and none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchasers shall satisfy themselves by inspection or otherwise as to the correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation, nor for the rescission of the contract by either the vendor or the purchaser.
The above details are issued by Hyland Bohan and Associates on the understanding that any negotiations relating to this property are conducted through this office.

