

FOR SALE BY PRIVATE TREATY

The Wild Duck

17-20 Sycamore Street | Temple Bar | Dublin 2 D02 FX33



BER EXEMPT





KEY INVESTMENT HIGHLIGHTS

1

Prime trading location in the heart of Temple Bar.

2

Mainly four storey over basement period building, with a total floor area of c.1,355 sq m / 14,588 sq ft.

3

Mixed use asset comprising vacant theatre bar / restaurant / entertainment venue and eight residential units.

4

Tremendous opportunity to generate high volume hospitality business supplemented with valuable rental income.

5

Eight well-appointed apartments.

6

Apartments range in size from c. 61 sq m / 657 sq ft to c.107 sq m / 1,153 sq ft.

7

High demand location for residential accommodation.

8

Passing rent roll of approximately €202,740 p.a. for residential units.

9

Well maintained property.

10

Excellent business opportunity.

SUPERB OPPORTUNITY TO ACQUIRE EXTENSIVE AND HIGH-PROFILE THEATRE BAR / RESTAURANT / ENTERTAINMENT VENUE TOGETHER WITH 8 WELL-APPOINTED APARTMENTS LOCATED WITHIN THE VIBRANT TEMPLE BAR AREA.

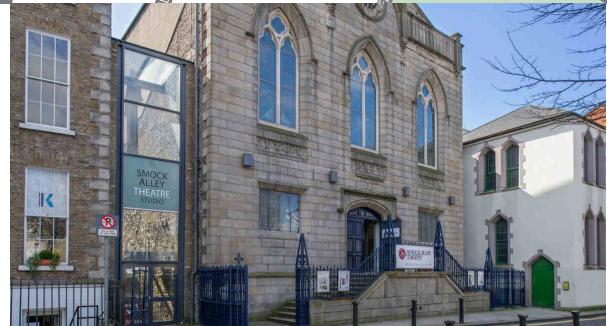


LOCATION

The Wild Duck, theatre bar & venue, occupies a prime trading position, situated on Sycamore Street, just off Dame Street, in the heart of Temple Bar, Dublin 2. Boasting an array of theatres, art galleries and cultural centres, Temple Bar is Dublin's main entertainment and cultural hub, renowned for its vibrant atmosphere, cobbled streets, and historic buildings. The stage door to the Olympia Theatre is directly opposite the property while the Smock Alley Theatre, one of Europe's oldest built theatres, is close by. Temple Bar is also well regarded for its busy nightlife scene with its many restaurants, cafes and bars and is a tourist hotspot, attracting approximately 3.5 million visits per year. The Wild Duck is well positioned to benefit from all the local and tourist activity which takes place in the area.

The property is within close proximity to both the Grafton Street and Henry Street retail precincts and is surrounded by a host of tourist attractions which attract strong footfall to the area including Dublin Castle, Trinity College, Guinness Storehouse, Christ Church Cathedral and St Patrick's Cathedral.

The location is well-served by an extensive public transport network, with the LUAS Green Line (Trinity) and LUAS Red Line (Jervis) just a few minutes' walk away. Several Dublin bus routes operate along Dame Street while the closest DART station is at Tara Street.



DUBLIN BUS
1 Minute Walk



LUAS
6 Minute Walk



DART
13 Minute Walk

DESCRIPTION

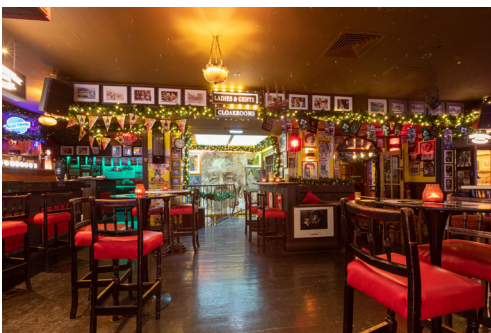
The Wild Duck, theatre bar and venue, along with the eight overhead apartments, are situated within a mainly four storey over basement period building which dates back to c.1850 and was a former warehouse of the notable Bewley family, tea and coffee merchants. The property has many notable features and oozes charm and character from its brown brick exterior, cut granite sills and exposed timber beams to the upper floors.

The property extends in total to approximately 1,355 sq m / 14,588 sq ft and comprises No's. 17,18 & 19 Sycamore Street, which are four storey over basement, together with an adjoining property at No. 20 Sycamore Street, which is three storey over basement.

The theatre bar and venue accommodation briefly comprises a ground floor bar, entertainment venue and catering kitchen with a first-floor lounge / private party area. In the basement there are customer toilets and extensive keg and storage areas. The site is irregular in shape with a rear fire escape to a laneway leading to Dame Street. To the front of the property there is a smoking area providing access to the premises. The property enjoys extensive street frontage to Sycamore Street and has been completely refurbished to a high standard by the present owner to provide excellent hospitality and residential accommodation. The theatre bar and venue premises is currently vacant and ready for immediate occupation, offering significant business and value-add potential.

The upper floors of the property are in residential use, comprising of eight refurbished and individually appointed apartments which range in size from c.61 sq m / 657 sq ft to c.107 sq m / 1,154 sq ft. The apartment mix comprises one and two-bedroom units, some of which are duplexes with period details such as exposed timber beams. Seven of the eight apartments are currently tenanted.

LICENSED PREMISES



RESIDENTIAL



THEATRE BAR & VENUE:

DESCRIPTION	SQ. M	SQ. FT.
GROUND FLOOR	370.0	3,983
Bar area		
Kitchen		
Front Smoking patio		
FIRST FLOOR	123.0	1,324
Private Lounge		
Toilets		
BASEMENT	228.5	2,460
Toilets		
Office		
Cold Room / Stores		
TOTAL	721.5	7,767

COMBINED:

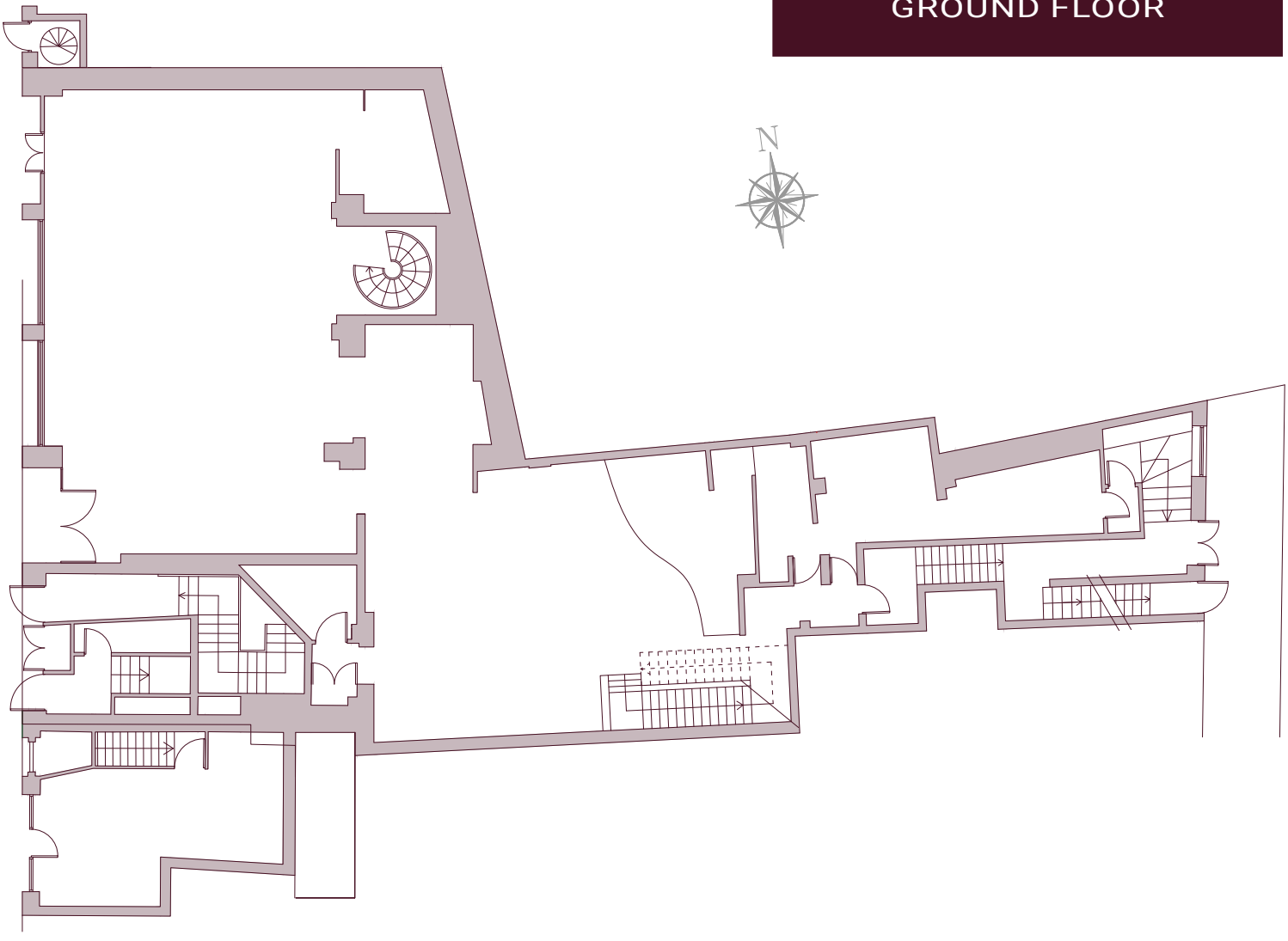
DESCRIPTION	SQ. M	SQ. FT.
THEATRE BAR & VENUE	721.5	7,767
RESIDENTIAL	634.0	6,821
TOTAL	1,355.5	14,588

All areas are approximate and subject to verification.

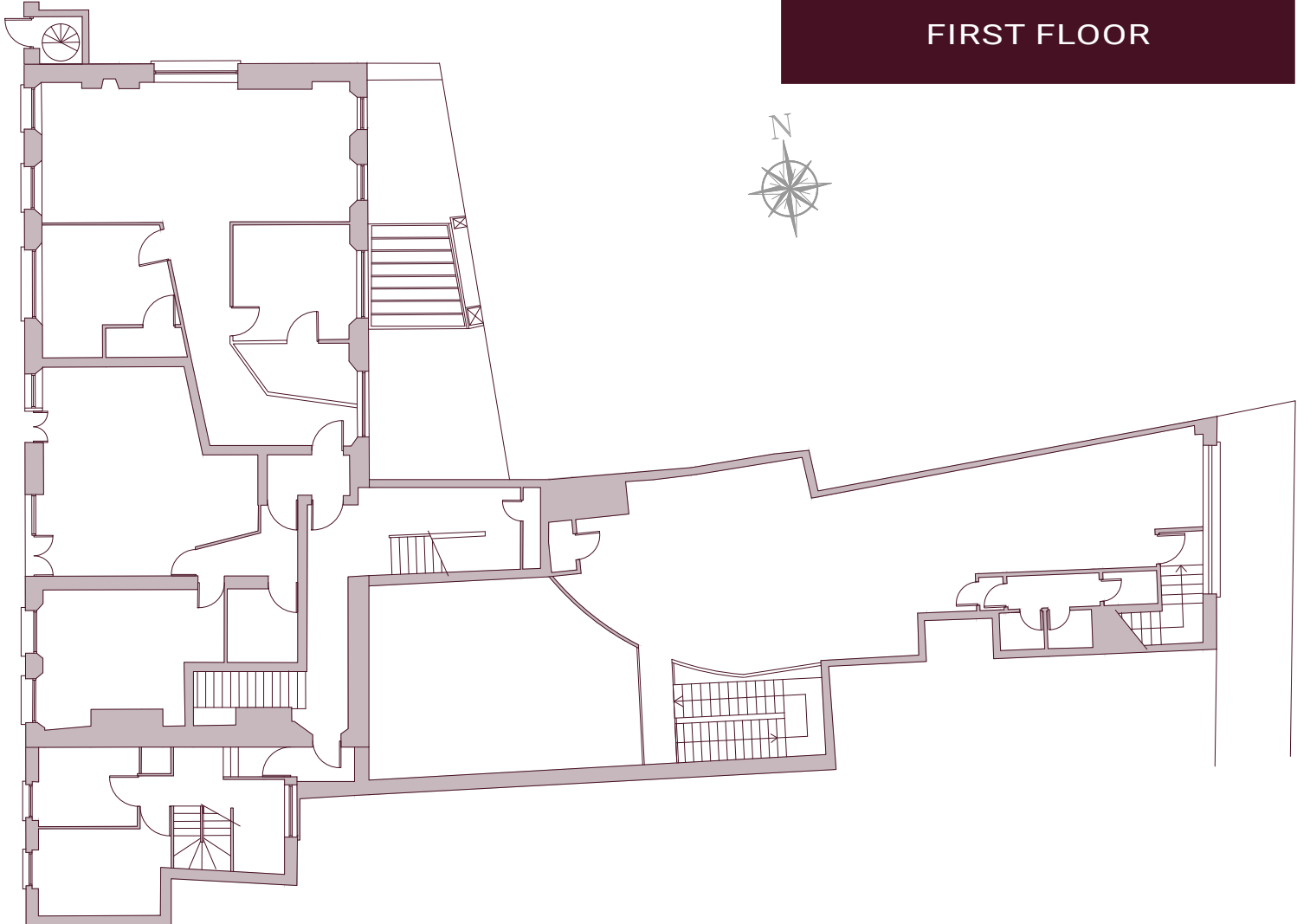
RESIDENTIAL:

APARTMENT	NO. OF BEDROOMS	SQ. M	SQ. FT	DESCRIPTION
Apt 1	1	68.2	734	One bed apartment with double bedroom, bathroom, kitchen / living / dining.
Apt 2	2	87.8	945	Two double bedrooms (1 ensuite); bathroom; kitchen / living / dining.
Apt 3	2	61.1	657	Two-bedroom apartment (one double ensuite; one single); bathroom; kitchen / living / dining.
Apt 4	2	76.2	820	Two-bedroom apartment (one double ensuite); bathroom; kitchen / living / dining.
Apt 5	2	87.5	941	Two-bedroom apartment (one double ensuite); bathroom; kitchen / living / dining.
Apt 6	1	75.1	808	Duplex one-bedroom ensuite; kitchen / living / dining; toilet.
Apt 7	2	70.9	763	Duplex two-double (one ensuite) bedrooms; bathroom; kitchen / living / dining
Apt 8	1	107.2	1,153	Duplex one bedroom with kitchen; living room; toilet.
TOTAL		634.0	6,821	

GROUND FLOOR



FIRST FLOOR





THE BUSINESS

The Wild Duck, theatre bar & venue, was created in 2014 and quickly established itself as one of Dublin's main bars and entertainment venues with an enviable track record for high quality gigs and entertainment. The opportunity now arises for the re-establishment of a high-volume drink and food business supplemented with significant residential income. The property previously traded as Sin Nightclub and prior to that Belgo Restaurant. With the regeneration of international tourism, coupled with the popularity of the Temple Bar area, the sale of The Wild Duck offers an excellent opportunity to acquire a large, theatre bar and venue with the scope to further develop and exploit the trading potential of the business.



LICENCE

Theatre Licence.

Music & Singing Licence.

Dance Licence.

FIXTURES, FITTINGS & EQUIPMENT

An inventory of fixtures, fittings and equipment included in the sale is available on request.

BER

Exempt.

SERVICES

All mains services are available to the property.

TITLE

We are advised the property is held freehold and long leasehold.

VIEWING

Strictly by appointment with the joint selling agents BDM Property & JLL.

CONTACT

For further information please contact joint agents.



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