

FOR SALE BY PRIVATE TREATY

NO. **127**

Lower Baggot Street  
Dublin 2

PRIME OFFICE  
BUILDING

&

NIGHTCLUB /  
RESTAURANT  
OPPORTUNITY



# Highlights:

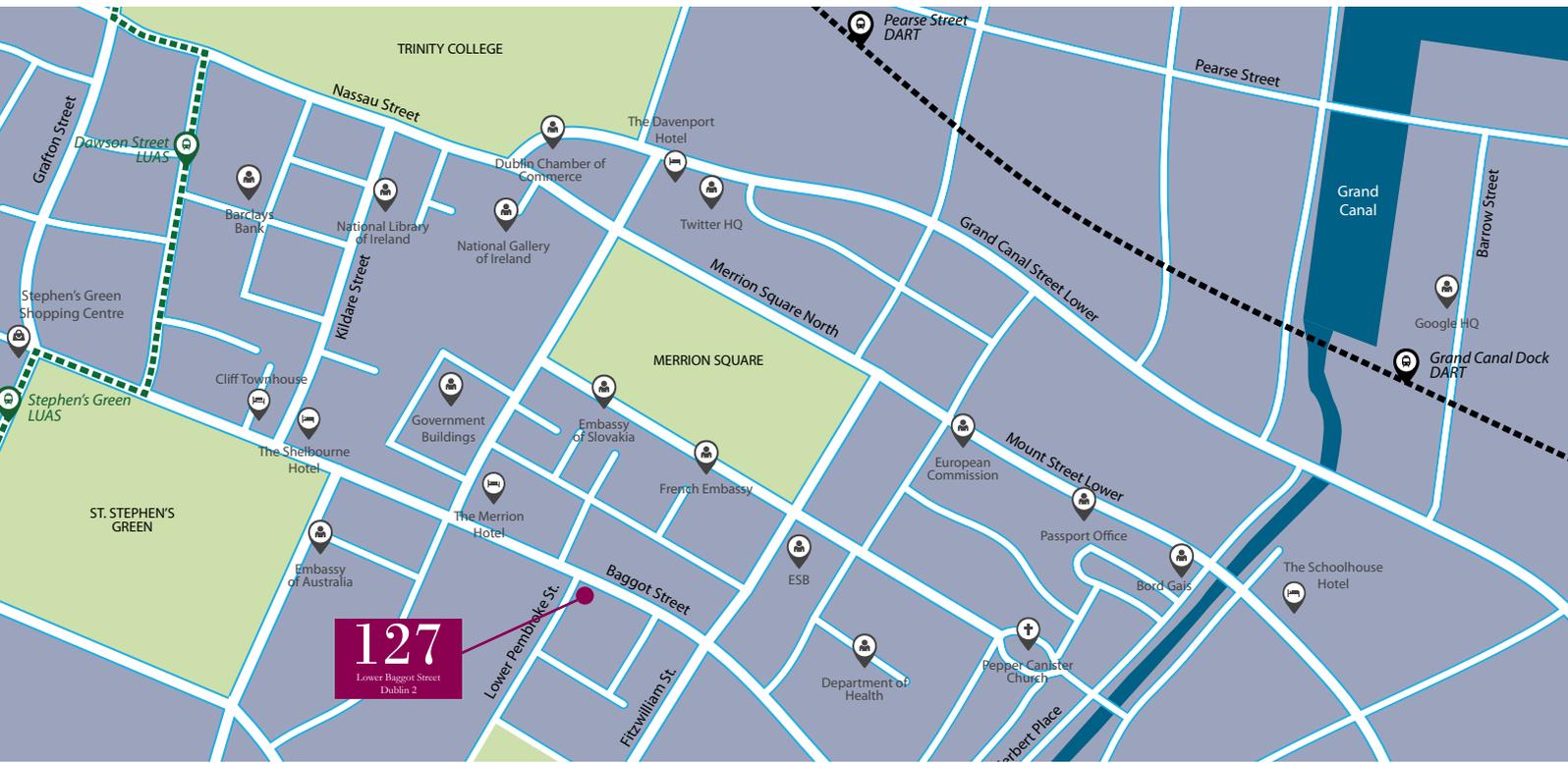
- Freehold
- Prime Location
- Suit Investor or Owner Occupier
- Unique Opportunity for Nightclub / Late Bar or Restaurant
- c.393.3sq.m.
- 3 Car Parking Spaces
- Existing & Potential Income
- Vacant Possession of Entire Available if Required

formerly  
**Joys**  
niteclub & bar

# 127

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Dublin 2





## Location

**No. 127 Lower Baggot Street** occupies a prime location in Dublin's Georgian Quarter, on the south side of Baggot Street Lower close to its junction with Pembroke Street Lower. This is the very heart of Dublin's traditional commercial centre situated between Merrion Square, Fitzwilliam Square and St. Stephen's Green.

This location is home to a number of high profile organisations including the newly redeveloped ESB Headquarters and the Department of Health and Shire Pharmaceutical in the redeveloped Miesan Plaza. Also located close-by are US Tech Giants – LinkedIn and Google's European Headquarters, Government Buildings and many Government Departments. The location is also home to many leading firms of Solicitors, Accountancy Firms, Embassies, and Banking institutions. The property is close to a host of amenities and attractions including the 5 star Merrion Hotel and Shelbourne Hotel along with many award-winning restaurants including Patrick Guilbaud, FX Buckleys, Pearl Brasserie, Bang, Etto, Hugo's and so many more.

The area is well served by public transport with the DART located nearby at Pearse Street, the Luas line at St Stephen's Green and numerous cross city bus services in the locality.



## Description

**No. 127** is an impressive period building which will suit either investor or owner occupier. This mid-terrace building is a 4 storey over basement property and was once the well-known 'Joys' nightclub. The building extends to an overall floor area of c.393.3 sq.m. (c.4,235 sq.ft.) with a self-contained nightclub / restaurant at basement level which was extended and now offers c.137 sq.m. (1,470 sq.ft.) of accommodation and a rear garden patio area of c.44.5 sq.m. (480 sq.ft.). The nightclub which was previously 'Joys' and more recently 'Bronze', has the benefit of vacant possession.

The upper floors at Hall, First, Second and Third Floor levels are in office use and are currently set out in 11 individual office suites which are let as semi serviced offices on short term licence agreements, producing c.€119,000 p.a. with one room vacant. Vacant Possession of the entire building is available and offers the potential to extend the nightclub use with the conversion of part or all of the upper floors to a restaurant / bar / club venue, subject to planning.

Built c.1800, the former townhouse has attractive front elevation laid in Flemish bond brickwork, with a number of original timber sliding sash windows and an attractive front doorcase with spoked fanlight and slender sidelights which flank the doorcase. Internally the property is of typical period layout with well-proportioned rooms having high ceilings at Hall and First Floor levels and large sash windows that allow natural light flow throughout the property. Many of the original features are still present, including fireplaces and decorative plasterwork. An external stairs provides separate access to the basement level from street with the main entrance door at Hall level providing access to the upper floor offices. To the rear is a shared car park with exclusive use of 3 designated car parking spaces, accessed via an agreed right of way from Pembroke Lane.

# Floor Plans



# Accommodation

approximate floor areas

Level	Unit Type	Gross / Net	Sq.m.	Sq.ft.
Basement	Nightclub / Restaurant (plus cloakroom & toilets 10.0 sq.m.)	Gross	136.7	1,470
Hall Floor	Offices	Net	50.6	545
First Floor	Offices	Net	85.8	925
Second Floor	Offices	Net	52.8	570
Third Floor	Offices	Net	67.4	725
		<b>Total</b>	<b>393.3</b>	<b>4,235</b>
Outside	Rear Patio / Smoking Area 3 Parking Spaces		44.5	480

**Note:** The property has been measured on a Net Internal Floor Area basis on the upper office floors and a Gross Internal Area basis on the nightclub / restaurant at basement level in accordance with the code of measurement. All intended purchasers are specifically advised to verify the floor areas and undertake their own due diligence.



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## Tenancies

**Basement:** currently vacant (previously let at €55,000 p.a.). **Offices:** 10 of the 11 office suites are let on annual licences as semi-serviced offices currently producing €119,424 p.a. (gross) with one vacant office (ERV including vacant room c.€135,000 p.a.) Allowing for outgoings and utilities on the office element the current contracted net income is c.€90,000 p.a. (which would be expected to increase to c.€105,000 when vacant office is let). Projected Income when fully let to include the basement: c.€150,000 - €160,000 p.a. net. Vacant Possession of the entire is available if required. Schedule of tenancies available on request.

## Planning & Licenses:

The property has the benefit of established nightclub / restaurant use at basement level and had (until recently) a Wine Retailers On-Licence, a Publican's Licence (Ordinary) Theatre, a Dance Licence and a Music and Singing Licence. The property is listed as a Protected Structure.

## Title:

Freehold. There is a licence agreement for access to rear car parking spaces.

## BER:

Exempt. (Protected Structure)

## Viewing:

By appointment only with sole agents Finnegan Menton  
Contact Nicholas Corson or David Rowe on 01 614 7900



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