ICONIC SOUTH CITY LICENSED PREMISES OF CHARM AND CHARACTER WITH UNIQUE AND ATTRACTIVE Art D'eco FEATURES

DAVY BYRNES, 21 DUKE STREET, DUBLIN 2.

For Sale by Private Treaty by way of transfer of shares on the instructions of the Vendors, the Doran Family who are now retiring after three generations of successful trading in Dublin City.







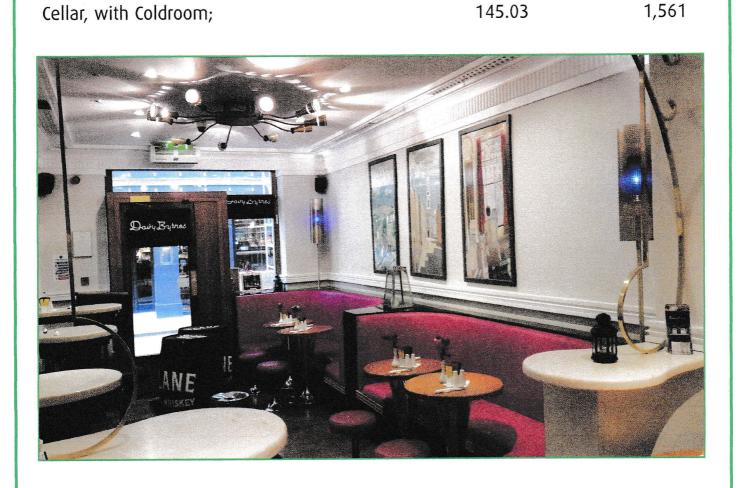


DAVY BYRNES is an internationally renowned Joycean Licensed Premises, located in one of the most sought-after areas of the south inner city, within the fashionable Grafton Street shopping district and within walking distance of numerous Landmarks such as the National Library and Gallery, Government Buildings, Trinity College and Dublin Castle. St. Stephen's Green and the Georgian Squares are close by as is the cross-city LUAS tram service at Dawson Street.

There is a long established and highly profitable food and beverage business enjoyed, under the careful supervision of the Doran family who have now decided to retire after successfully operating their business for three generations. Certified turnover figures are available on request.



ACCOMMODATION SCHEDULE:	M^2	Sq.Ft.
Ground Floor:-		
Lounge Bar/Restaurant; Front Section;	62.28	670
Middle Section;	47.42	510
Back Section;	35.33	380
Total:	145.03	1,561
First Floor:-		
Kitchen;	23.27	250
Wash-up	5.90	63
Staffroom;	5.42	
58		
Basement:		
Cellar, with Coldroom;	145.03	1,561



Best and final offers are invited to be made to the sale agent's office, together with proof of funds, by 12 noon on Thursday the 22nd of November next, along with the name and address of the intending purchaser's Solicitor.

Solicitors with Carriage of sale:

Orpen Franks, 29 and 30 Burlington Road, Dublin 4.

Tel: 01-6376200. E. law@orpenfranks.ie

Viewing:

Strictly by prior appointment with the selling agent.

Title:

Almost all of the property is held on a 900 year lease from 1991 @ £10 per annum A section of the rear passageway is held on a 50 year lease from May, 2013, incorporating 5 year rent reviews at a passing rent of €20,000 per annum.







35 LOWER PEMBROKE STREET, DUBLIN 2. PSRA Licence No. 003582

