

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.



**JOHN P. YOUNGE**  
AUCTIONEER AND VALUATION SURVEYOR

[jpyoung@eircom.net](mailto:jpyoung@eircom.net) / 01 661 8428 **FRICS. FSCSI.,**



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<sup>2</sup>

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.



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**35 LOWER PEMBROKE STREET, DUBLIN 2.**

PSRA Licence No. 003582



These particulars are not intended as any part of a contract. The information is given in good faith, but is strictly conditional upon prospective purchasers relying entirely on their own advisors, thus avoiding unintended inaccuracies which may be herein contained. No warranty is authorised or given by the vendor's agent, John P. Young.