

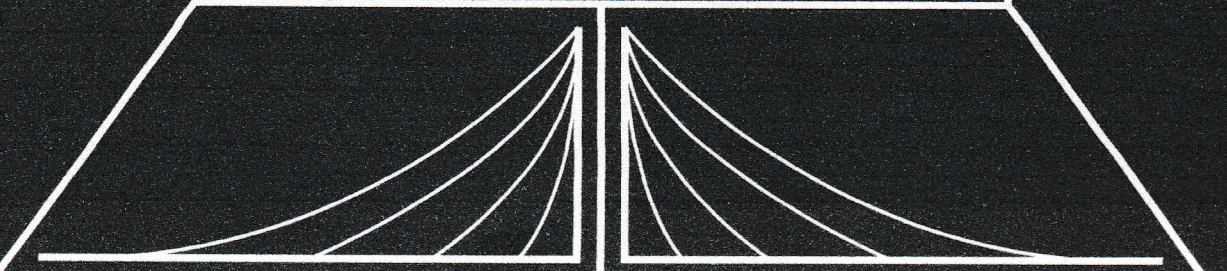


FOR SALE BY PRIVATE TREATY

VINTAGE COCKTAIL CLUB

PRIME INVESTMENT OPPORTUNITY
IN THE HEART OF DUBLIN'S VIBRANT
TEMPLE BAR DISTRICT.

The Vintage Cocktail Club, 15/16 Crown Alley, Temple
Bar, Dublin 2



PROPERTY DESCRIPTION

Exceptional Investment in Dublin's Cultural Quarter

This distinctive three-storey over part basement building is home to the renowned Vintage Cocktail Club, one of Dublin's most exclusive hospitality venues.

The ground and first floors feature stylish boutique-style bar and lounge areas, complemented by a fully equipped commercial kitchen at ground level and WC facilities on each floor. The second floor boasts a covered terrace, offering a unique al fresco experience, while the basement provides additional storage and WC facilities.

Finished to an exceptional standard, the interiors combine character and sophistication with exposed brickwork, timber paneling, parquet flooring, and elegant bar spaces across three levels. Extending to approximately 252 sq.m. (2,712 sq.ft.), this property delivers a distinctive and atmospheric setting in one of Dublin's most sought-after locations

We understand the subject property operates on a "knock door" policy and caters mostly for pre-bookings.

TENANCY DETAILS

Tenant

The Workman's Club Limited

Lease Term

20 years FRI lease from June 2012
(following Deed of Variation)

Current Rent

€225,000 per annum

Rent reviews

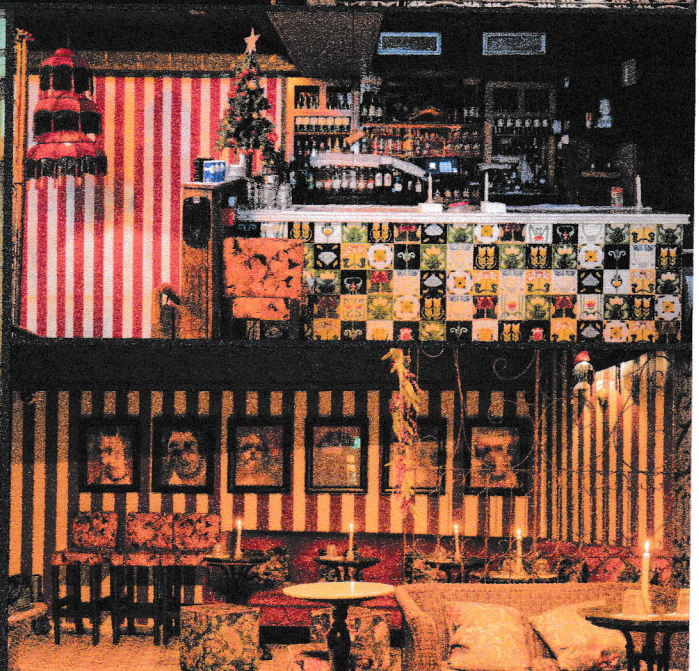
5 yearly rent review

Permitted Use

Public House / Bar and entertainment venue

This secure, long-term income stream makes the property an exceptional investment opportunity in Dublin's thriving hospitality sector.





Freehold
DN199958F

BER



Number: 801091711

Guide Price
€2,000,000

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LOCATION

Situated in the heart of Dublin's cultural quarter, Temple Bar, this property occupies a prime position on Crown Alley - a charming cobbled pedestrian lane just off Dame Street. The area is renowned for its vibrant mix of retail, hospitality, and cultural attractions, with Grafton Street, O'Connell Street, and Henry Street shopping districts all within easy reach. Excellent public transport links include Luas, DART, and Dublin Bus services, ensuring superb connectivity.

