

Excellent South City Development opportunity on the site of a long established Licensed Premises. Full Planning Permission for 17 Bedroom Hotel. For Sale.

**'THE BREWERY BAR',
5-9 NEWPORT STREET, Dublin 8.**



By virtue of a Grant of Permission by An Bord Pleanala, dated 5th February, 2021, the proposed development provides for the demolition of the existing Licensed Premises and the construction of a part two-storey and part five- storey over basement building, c. 587m² (6,318 sq.ft.) to comprise 17 en suite guest bedrooms.

The subject property is adjacent to the vast Guinness Brewery Complex, the Pearse Lyons Distillery at James's Street and within easy walking distance of St. James Hospital and its LUAS stop, in the heart of a long established Industrial & Commercial area. The Brewery Bar, (no longer trading but with a valid liquor licence) currently extends to c. 900 sq.ft., has a commercial unit attached, c. 362 sq.ft. Planning Reference; Register Reference Number: 2571/20, An Bord Pleanala.