



THE STAR BAR

43/44 BAGGOT STREET LOWER, DUBLIN 2 D02 YC83

★ FOR SALE BY AUCTION | GUIDE PRICE €1,950,000 ★



Colliers

INVESTMENT HIGHLIGHTS



Prime Dublin 2 location
on bustling Baggot Street
Lower



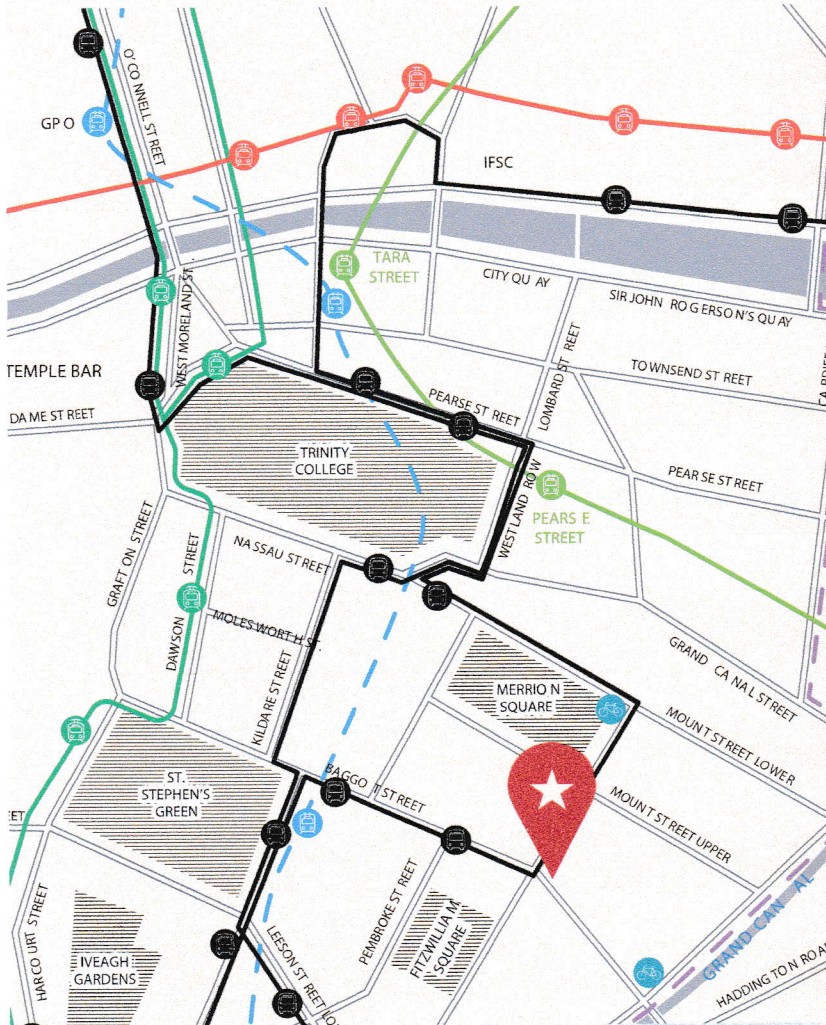
A distinguished,
long-established licensed
premises paired with an
impressive office building



Beautifully crafted
interiors that blend
authentic character with
timeless charm



A standout acquisition
opportunity uniting
historic hospitality with
high-value office income



LOCATION

The Star Bar is prominently positioned at 43/44 Baggot Street Lower, in the heart of Dublin 2, one of the city's most sought after commercial and hospitality districts. The property enjoys exceptional visibility along this busy thoroughfare, which links St. Stephen's Green to Pembroke Street and the wider Georgian Quarter.

The surrounding area is home to a mix of professional offices, embassies, government departments, boutique retailers, and established hospitality venues, ensuring a strong and consistent flow of daytime and evening trade. Baggot Street's renowned reputation for food, drink, and social activity further enhances the property's appeal.

The location is exceptionally well served by public transport, with multiple Dublin Bus routes immediately accessible and DART and Luas services within walking distance. Its proximity to St. Stephen's Green, Merrion Square, the Grand Canal and numerous corporate headquarters places The Star Bar at the centre of one of Dublin's most vibrant and affluent catchment areas.



DESCRIPTION

TRADITIONAL DUBLIN PUB

★ Authentic Atmosphere

The ground floor and basement preserve the unmistakable charm of a classic Dublin public house, offering a warm and character-filled setting that has timeless customer appeal.

★ Inviting Front Bar

A beautifully presented front bar with well-designed seating areas creates a comfortable and welcoming environment for patrons, enhancing both flow and functionality.

★ Fully Equipped Kitchen

A commercial-grade kitchen supports efficient service and streamlined operations, ensuring the premises is fully prepared for food-led trade.

PREMIUM OFFICE ACCOMMODATION

★ Dual Independent Access

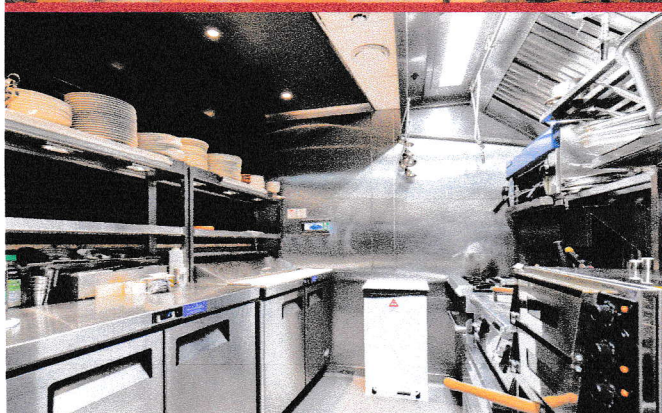
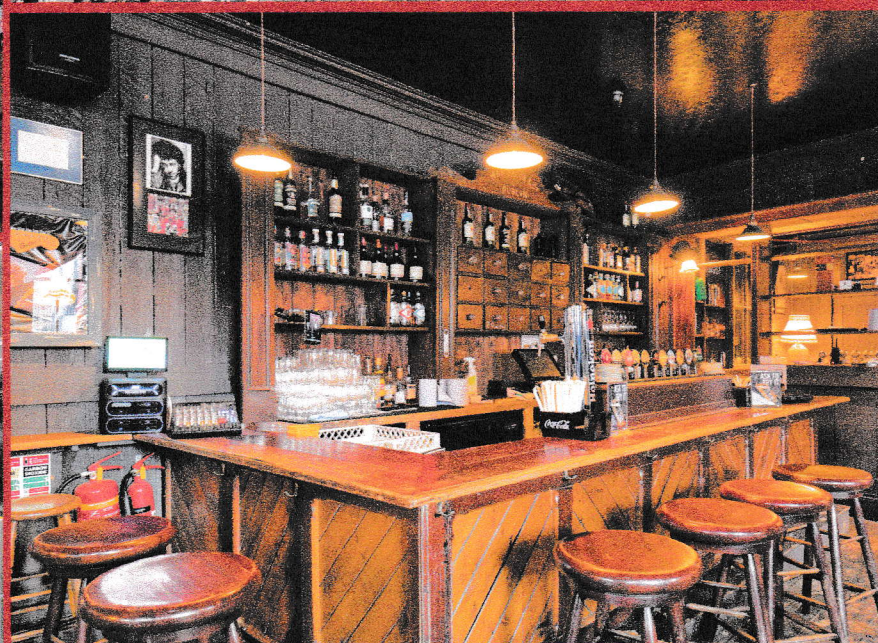
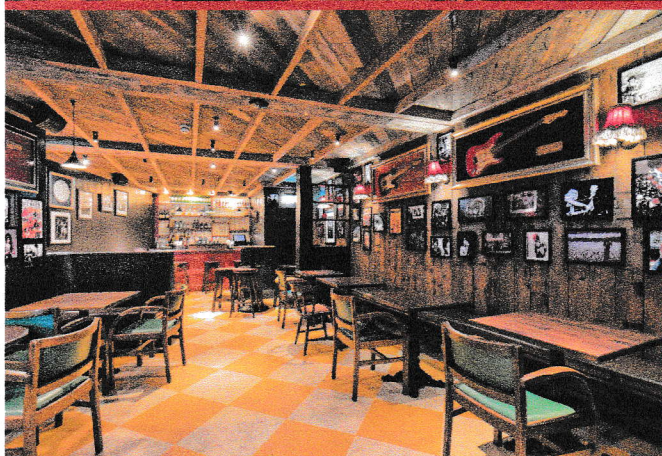
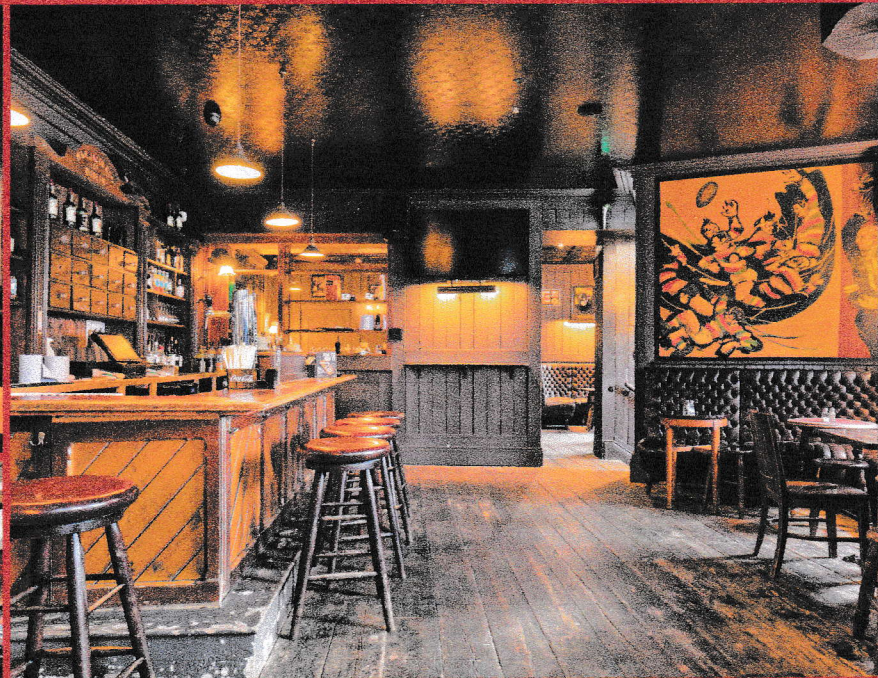
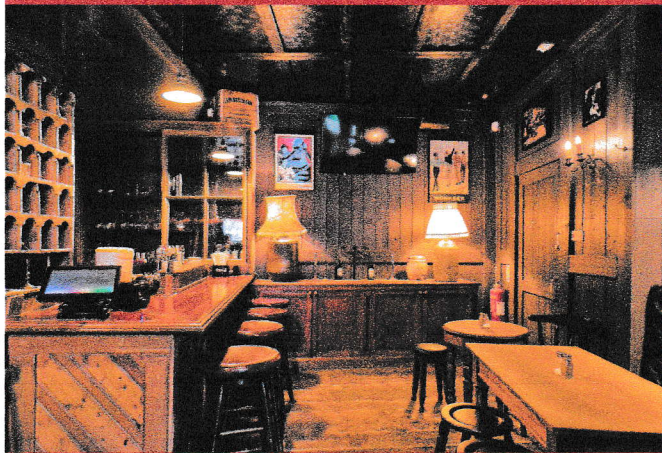
The upper floors benefit from separate entrance points off both Lower Baggot Street and Fitzwilliam Street Lower, enhancing privacy and accessibility for office users.

★ High-Quality Self-Contained Suites

The first and second floors offer bright, high-specification office accommodation featuring generous natural light, contemporary finishes, and an excellent standard of fit-out—ideal for professional occupiers or investors seeking modern workspace opportunities.

★ Income-Producing Third Floor

The third-floor offices are currently occupied, providing immediate rental income and enhancing the property's overall investment profile.





TENANCY

The third floor offices are let to Abdef Limited t/a Phoenix Magazine on a 35 year lease form 1st July 2001 with a current passing rent of €11,874.40 per annum.

ACCOMMODATION

Level	Sq. M.	Sq. Ft
Basement	156.05	1679.70
Ground Floor	99.4	1069.93
First Floor	71.81	772.95
Second Floor	63.63	684.90
Third Floor	72.95	785.22
Total	463.84	4992.7

All intending purchasers are advised to satisfy themselves as to the accuracy of the measurements provided.

TITLE

Freehold

BER

BER EXEMPT

Protected Structure

AUCTION

Buswells Hotel,
23/-27 Molesworth Street, Dublin 2
5th March 2026 @ 3pm

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