

110

111

EDEN QUAY

&

112

HARBOUR COURT

DUBLIN 1

FOR SALE
on instruction of Receiver by Auction
(unless previously sold)

SUPERB HOTEL & BAR
INVESTMENT OPPORTUNITY

www.knightfrank.ie





Investment Summary



Dublin city centre, hotel & bar opportunity.



Superb Waterfront Location



Comprising a 30 bedroom hotel with 2 bars and a nightclub.



Ideally situated in the heart of the city centre providing immediate access to all that Dublin has to offer visitors.



Strong scope for value-add and asset management through upgrade and modernisation.

Location

The subject property is located on Eden Quay overlooking the River Liffey close to O'Connell Bridge. The building is ideally located for visitors to Ireland's Capital City. The immediate area offers a wide array of amenities including restaurants, high street shopping, hotels, theatres, museums, bars, and universities. The location is a connecting hub for numerous transport links such as the Luas, Dublin Bus, Bus Eireann, Air-Coach and mainline rail.

Busaras is the main bus station in Dublin and is 3 minutes' walk from the property. It is also the final destination for buses from all major towns in Ireland and the airport. If you are arriving by train, Tara Street Station or Connolly Station are also a very short walk away from property.



Spire, O'Connell Street



Luas, O'Connell Street

Walking Distance

Grafton Street	7 Minutes
Henry Street	5 Minutes
Temple Bar	5 Minutes
Abbey Theatre	1 Minutes
Busaras	5 Minutes
Connolly Train Station	9 Minutes
Tara Street Train Station	4 Minutes
Abbey Street Luas (Red Line)	2 Minutes
O'Connell Street Luas (Green Line)	3 Minutes
Aircoach	5 Minutes
3 Arena	25 Minutes
Croke Park	25 Minutes



Ha'penny Bridge

10-11 EDEN QUAY & 12 HARBOUR COURT

SUPERB HOTEL & BAR INVESTMENT OPPORTUNITY OPPORTUNITY



Phoenix Park

Heuston Station

Guinness Storehouse

Smithfield

The Four Courts

Christ Church Cathedral

TU Dublin Bolton Street

Dublin Castle

Jervis Shopping Centre

Luas Red Line

Henry Street

Ha'penny Bridge

10 & 11 EDEN QUAY

GPO

O'Connell Street

Temple Bar

O'Connell Bridge

Grafton Street

Trinity College

Luas Green Line

Butt Bridge





Bar Area



Bar Area



Kitchen



Reception



Restaurant

The Property

10 & 11 Eden Quay provides for two terraced and interconnected commercial buildings. The part 4-storey and 5-storey over basement properties were built c.1917, in the heart of Dublin City Centre and benefits from 13.5 meters of prime river frontage.

No.10 Eden Quay provides independent access to the basement nightclub that spans both properties. The ground and first floor of No.10 comprises of The Clifton Court Bar. No.11 Eden Quay comprises a ground floor bar named Lanigans Bar. Both The Clifton Court Bar and Lanigans Bar are connected at ground floor. It is understood that the entire has a capacity of 600 pax.

The remaining upper floors of both 10 & 11 consist of a 30 bedroom Hotel, with a mix of single, double and triple en-suite bedrooms, reception, kitchen and breakfast lounge/bar.

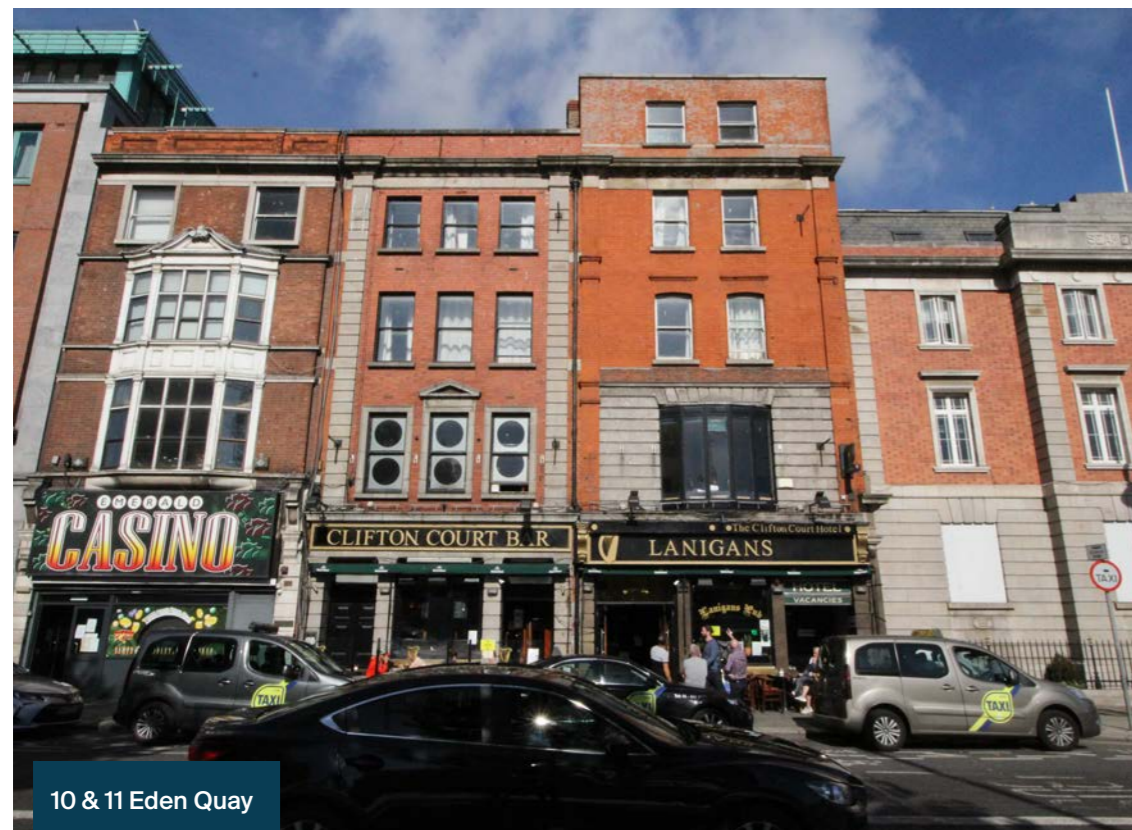
Both 10 & 11 contribute to the architectural diversity of the Quays. The facades are pleasantly proportional buildings, superbly articulated with subtle granite details including a deep cornice, decorative red brick pilasters and lintels & well executed shop fronts.

Located to the rear of 10 & 11 Eden Quay is 12 Harbour Court, an adjoining two-storey property currently in use as storage space for the bar and nightclub.

Schedule of Accommodation

Level	Unit No.	Approx. Size. (Sq. M.)	Approx. Size. (Sq. Ft.)
Basement	Nightclub	280.7	3,021
Ground Floor	Bar	382.1	4,113
First Floor	Bar & Hotel	407.4	4385
Second Floor	Hotel	77.4	833
Third Floor	Hotel	324.0	3,488
Fourth Floor	Hotel	223.2	2,403
Fifth Floor	Hotel	93.8	1,010
Total		1,788.6	19,253

Areas Measured on a Gross Internal Basis. Full Measurement Survey with Indicative Floor Plans are available on the Data Site.



10 & 11 Eden Quay

Zoning/Planning

The site is zoned Z5 which aims 'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity'.

No's 10 & 11 Eden Quay are listed on the Record of Protected Structures (2483 / 2484).

The property is also located in the O'Connell Street Architectural Conservation Area and the O'Connell Street Special Planning Control Scheme area.

For more information please refer to the Independent Property Review on the Data Site.



Double En-Suite Bedroom



Triple En-Suite Bedroom

10-11 & 12

EDEN QUAY

HARBOUR COURT

TITLE: We understand the title is long leasehold title.

SALE METHOD: For sale on instruction of Receiver by Auction (unless previously sold) – See website link below for full details.

GUIDING PRICE: Excess of €3.0 million excl.

VIEWING: Viewing strictly by appointment through sole agent Knight Frank or via online 3D matterport virtual tour. See website link below.

WEBSITE: <https://www.knightfrank.ie/properties/investment/the-clifton-court-hotel-10-11-eden-quay-and-12-harbour-court-dublin-1>

BER: 

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