

Coonan
PROPERTY

Rathcoole

N7

Naas

BLACK CHURCH INN
Rathcoole, Co. Dublin
on approx. 10.89 acres (4.41 ha)



BLACK CHURCH INN

Prime commercial building with land

- High-profile commercial holding on approximately 10.89 acres (4.41 ha)
- Strategically positioned with exceptional transport links, providing direct and convenient access to the N7
- Formerly operated as the renowned Black Church Inn Bar & Restaurant, offering potential for a range of commercial uses
- A range of secure storage and industrial sheds extending to approximately 5,900 sq. ft. (540 sq. m.) and yard space
- A rare opportunity to acquire a substantial and highly visible commercial holding in a sought-after location

For Sale by Public Auction
Thursday, 16th July at 3pm
in Lawlor's Hotel, Naas Co. Kildare

Price on Application

coonan.com



Description

Set in a strategic location on the N7 at Blackchurch, Rathcoole, Co. Dublin, this substantial commercial holding sits on approximately 10.89 acres (4.41 hectares) and occupies a prominent position with exceptional frontage and accessibility to the N7.

Extensive commercial premises previously occupied by the well-known Black Church Inn Bar & Restaurant, providing generous accommodation suitable for a variety of commercial uses.

The property benefits from secure sheds extending to approximately 5,900 sq.ft (540 sq.m), constructed with concrete floors, block-built walls and roller shutter access sitting on well-proportioned yard space. The buildings are well suited to a variety of commercial, storage, industrial or agricultural uses.

The lands offer excellent potential for a variety of uses and may present further development opportunities, subject to obtaining the necessary planning permissions.

Outstanding transport connectivity is a key feature, with immediate access to the M7 motorway, linking directly to the M50, Dublin City Centre, Dublin Airport and the wider national road network. Its prime location within one of Dublin's most established commercial and logistics corridors further enhances the property's appeal and long-term potential.

This is a rare opportunity to acquire a landmark holding combining substantial acreage, existing commercial accommodation and significant future potential in a highly sought-after location.

Accommodation

Commercial Premises

Well-appointed bar and lounge accommodation with ancillary areas, kitchen and WC facilities, providing a total floor area of approximately 5,200 sq ft (484 sq m).

Yard

Shed 1 extending to approx.. 2,712 sq.ft (252 sq.m)
with concrete floors, roller shutter and block wall perimeter.

Shed 2 extending to 2,378 sq.ft (221 sq m)

Shed 3 extending to 753 sq. ft (70 sq.m)





coonan.com



coonan.com



Additional Information

- High-profile commercial holding on approximately 10.89 acres (4.41 hectares), prominently located at Junction 5 of the N7 at Blackchurch, Rathcoole, Co. Dublin
- Strategically positioned with exceptional transport links, providing direct and convenient access to the N7 and the wider national road network.
- Large commercial premises, formerly operated as the renowned Black Church Inn Bar & Restaurant, offering substantial accommodation and a range of potential commercial uses.
- A range of secure storage and industrial sheds extending to approximately 5,900 sq. ft. (540 sq. m.), featuring concrete floors, block construction, and roller shutter doors, complemented by a generous hardstanding yard suitable for a variety of commercial uses
- A rare opportunity to acquire a substantial and highly visible commercial holding in a sought-after location where properties of this scale and profile rarely come to the market

Services

- Main's water, gas and electric.
- Septic tank.

Inclusions in the sale

The premises is being sold as seen.



DIRECTIONS

Eicode: D24 XN6F

TITLE

The lands are contained in folios DN893F, DN94796F and DN10982DF

VIEWING

By appointment only at any reasonable hour

SOLICITORS

Cullen and Co Solicitors
86/88 Tyrconnell Road, Inchicore, Dublin 8
T: 01 920 1000

CONTACT INFORMATION

Philip Byrne
T: 01 628 6128
E: philipb@coonan.com

Morgan Graham
T: 01 628 6128
E: morgang@coonan.com

PSRA registration no. 003764

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorized to make, give or imply any representation or warranty whatsoever in respect of this property. From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com

coonan.com