

FOR SALE

LONG ESTABLISHED LICENCED PREMISES



O'Neill & Co.

CHARTERED SURVEYORS
& AUCTIONEERS LTD

The Rock Inn, Dublin Road, Portlaoise, Co Laois



Opportunity to acquire a long-established licensed premises comprising lounge bar and stores together with an adjoining residence. The commercial area extends to c.320 sq.m. GIA (Gross Internal Area) together with storage, accommodation and enclosed rear garden all standing on a site area of circa 5 acres including car park and a pitch and putt course. There is potential to further develop the site for a wide variety of alternative uses subject to planning.

Location

The subject property is located on the Dublin Road R445 within a short distance of the town centre. Portlaoise is the principle town and administrative centre for Co Laois. The town is located at the junction of the M7/M8 roads where this road diverges southwards to form the M7 (to Limerick and the south west) and the M8 (to Cork and the south). North eastwards, the M7 gives easy access to Dublin and the eastern counties. The N80 runs through Portlaoise and provides access to Carlow, Waterford and Rosslare to the southeast and Tullamore, Mullingar, Athlone, and the Midlands to the west/northwest. Portlaoise has experienced considerable urbanisation and expansion in recent years increasing the resident population of the town. Due to its proximity to Dublin, the town has seen large-scale residential, retail and commercial development. Portlaoise is located on the Dublin-to-Cork railway line with frequent connection to Dublin Heuston, Cork and Waterford. The subject property enjoys substantial road frontage on the R445 and is approached by a sweeping tarmac driveway.

Description

The Rock Inn is a landmark public house and entertainment venue for the Midlands. Access to the property is via a sweeping driveway. The property comprises detached licensed premises with adjoining residence on a site area of circa 5 acres. The accommodation briefly comprises a traditional style bar with ladies and gents toilets, a large lounge/function room with ladies and gents toilets along with stores and cold store facilities. Both the lounge and bar have separate access.

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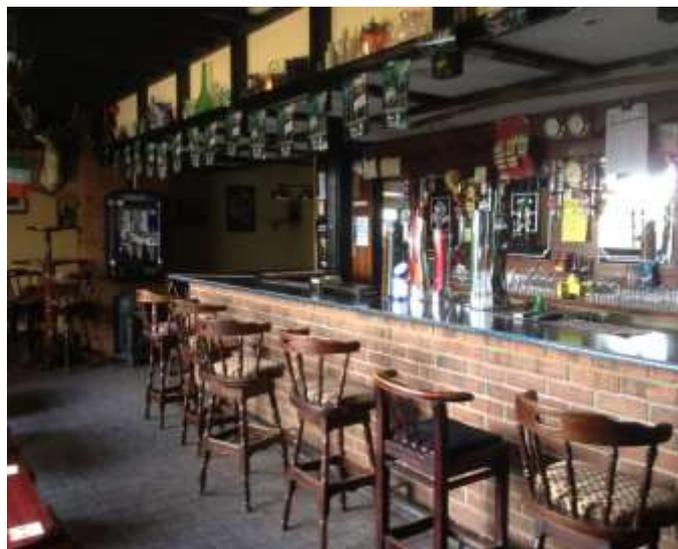
The adjoining residence comprises living room, kitchen, four bedrooms and a bathroom along with a private rear garden. The overall site extends to circa 5 acres including a large tarmac car park along with a pitch and putt course which is currently not in use. The property lends itself to expansion and enhancement of the existing facilities or alternatively as redevelopment opportunity development subject to the necessary planning permissions being obtained.

Redevelopment

The property lends itself to a wide variety of uses in particular those that complement the existing offering. Other uses for the property may be permissible subject to the necessary planning permission being obtained.

Building Energy Rating

D2



Rateable Valuation:

The rateable valuation of the property is €88.88.

Price

We are instructed to seek offers in the region of €300,000 for the freehold interest.

Viewing

By appointment only

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Further Information

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Accommodation

We understand the unit comprises the following floor areas:

Description	SQ M	SQ FT
Bar	86.89	935.28
Lounge	167.14	180.0
Stores	55.71	599.66
Residence	116.0*	1250.0*
Total	425.74	4583

**Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.*