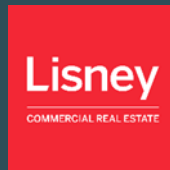




FORTY-FOUR

MAIN STREET • SWORDS • CO. DUBLIN

HOTEL & BAR



FOR SALE BY PRIVATE TREATY

BER EXEMPT



FORTY-FOUR

“Exceptional opportunity to acquire a 14-bedroom guesthouse and licensed premises in a rapidly expanding North Dublin suburb, benefiting from substantial residential development and close proximity to Dublin Airport, serving over 36 million passengers each year.”



FOR SALE BY PRIVATE TREATY

Prominently located hospitality asset in the heart of Swords, benefitting from strong footfall and excellent visibility on Main Street.

Comprising 14 well-appointed ensuite guest bedrooms overhead, offering a strong mix of bar and accommodation income potential.

Conveniently located just minutes from Dublin Airport, providing strong appeal to tourists, business travellers, and short-stay guests.

Fully fitted and equipped bar and hospitality venue, including service areas, storage facilities, and a small al fresco seating area to the front.

Location

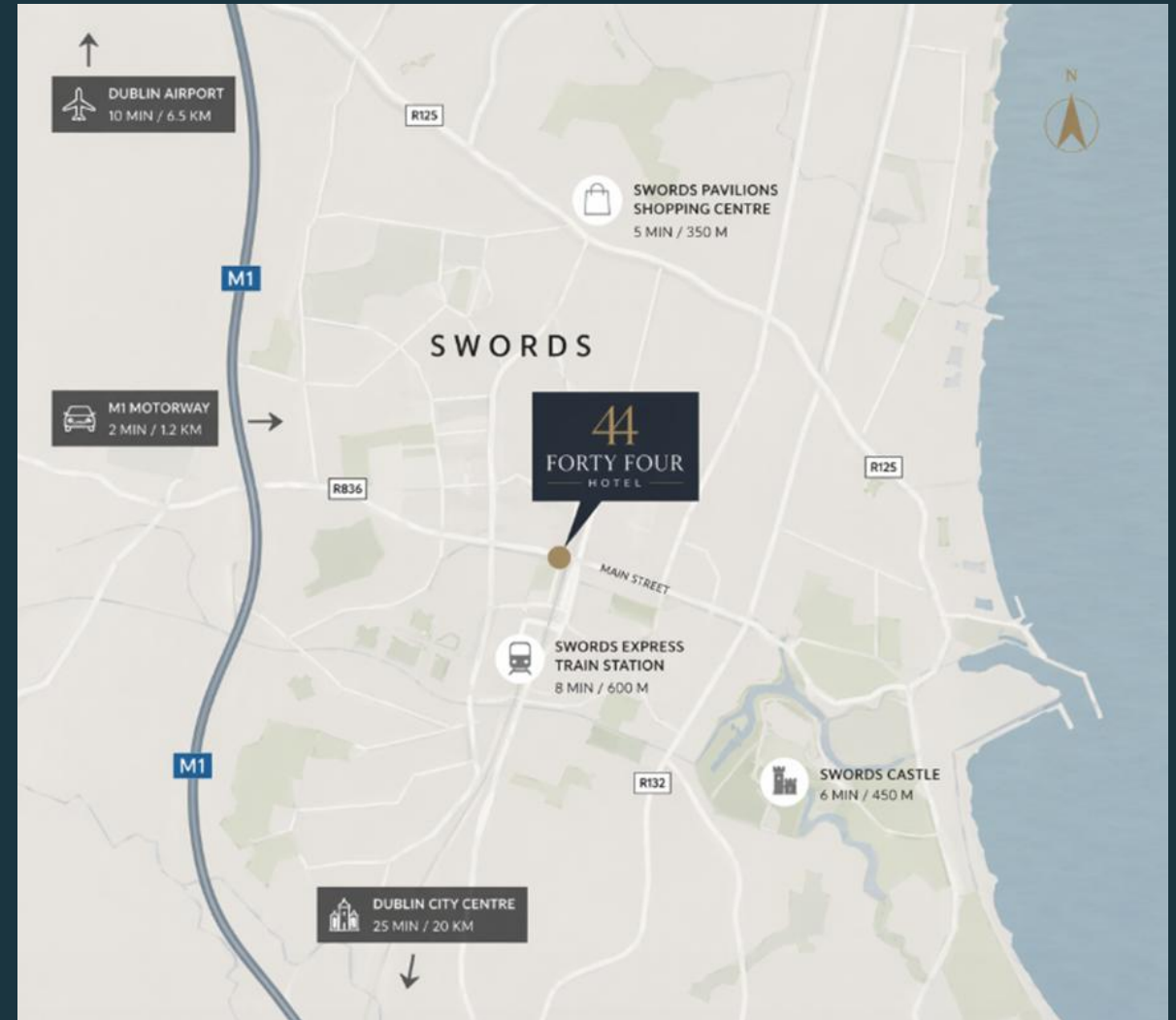
Forty-Four Main Street is strategically positioned on Main Street in the heart of Swords, the property occupies a highly prominent trading location directly opposite the entrance to Swords Town Centre car park. This prime setting ensures exceptional visibility and accessibility, with strong levels of footfall generated by one of North Dublin's busiest retail, commercial, and leisure destinations, supporting both daytime and evening trade.

Swords is a well-established and thriving suburb located approximately 14 km north of Dublin City Centre. It benefits from excellent connectivity via the M1 and M50 motorways, providing direct access to the wider national road network. Its close proximity to Dublin Airport—just 4.7 km away—further enhances its appeal as a key commercial and transport hub.

Dublin Airport handles in excess of 30 million passengers annually, reinforcing the area's strong economic activity and international connectivity. As the administrative centre of Fingal, Swords continues to experience significant population growth and ongoing residential and commercial development.

The town offers a vibrant and diverse local economy, underpinned by a strong mix of retail, hospitality, and leisure amenities. A wide range of shops, restaurants, hotels, and entertainment venues contribute to a dynamic trading environment, serving a growing population of over 40,000 residents, with further expansion projected.

The subject property is surrounded by a number of established occupiers, ensuring consistent footfall and positioning it to benefit from sustained economic growth and long-term commercial demand.



The Property

The Forty-Four presents a superb opportunity to acquire a well-established, fully operational hospitality asset in North Dublin, combining a licensed premises with substantial guest accommodation.

The property comprises an original two-storey mid-terrace building of traditional brick and block construction, set beneath a pitched tiled roof with attic conversion and finished externally in smooth render. Internally, the structure incorporates concrete flooring at ground level with suspended timber floors at first-floor and attic levels.

To the rear, a substantial two-storey extension—comprehensively rebuilt approximately 15 years ago—provides modern, purpose-built accommodation. Constructed of concrete block with concrete floors at both ground and first-floor levels and a flat roof finish, this extension significantly enhances the overall scale and functionality of the property.

At ground floor level, the premises is configured as a fully fitted and equipped licensed venue, complete with all requisite service areas, storage facilities, and a welcoming customer environment. A small alfresco seating area to the front further complements the offering, catering to both local clientele and transient trade.

The upper floors accommodate 14 well-appointed ensuite guest bedrooms, providing a strong and consistent income stream, particularly given the property's proximity to key transport links and Dublin Airport.

Externally, the property benefits from an enclosed rear yard incorporating a boiler house and additional storage.



Accommodation

The current layout is summarised as follows:

| Forty-Four Hotel & Bar | SQM |
|-------------------------|------------|
| Ground Floor | 347 |
| Bar & Lounge | |
| Kitchen | |
| Ladies & Gents Toilets | |
| Upper Floors | 396 |
| Guest Bedrooms (No. 12) | |
| TOTAL | 743 |
| Outside | |
| Car Park | |



Title

[Insert title details — freehold / leasehold]

Services

Full Mains Services

Licence

[Insert licence details]

Commercial Rates

[Insert rateable valuation and rates bill]

FORTY-FOUR

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