



# THE FORTY FOUR

LICENSED HOSPITALITY COMPLEX

44 MAIN STREET, SWORDS, CO. DUBLIN, K67 AH28

FOR SALE BY PRIVATE TREATY AS A GOING CONCERN

**Lisney**  
COMMERCIAL REAL ESTATE

BER EXEMPT



# THE FORTY FOUR

*Exceptional opportunity to acquire an established town-centre Licensed Premises complimented by a 14-bedroom guesthouse centrally positioned within a rapidly expanding North Dublin suburb.*

*Swords is both Dublin's largest town and the administrative capital of Fingal, enjoying an immediate population of 40,776 which continues to grow and located within close proximity to Dublin Airport which services over 36 million passengers annually.*

## FOR SALE BY PRIVATE TREATY

Prominent hospitality asset located within the heart of the commercial core of Swords, benefitting from strong recurring footfall and excellent visibility on Main Street.

Exceptionally well appointed licensed premises accommodation to ground floor level presented in turn-key condition.

Complemented by 14 well-appointed guest bedrooms overhead, offering an additional complementary income stream.

Recently completed €300k cap-ex refurbishment program insulating against further immediate direct costs.

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

Strong potential to further develop the existing lucrative food, beverage and accommodation business model that can be operated off lean overheads realising strong bottom-line profit.

Excellent rebranding opportunity ideally suited to hands-on operator management.



# Location

The Forty Four is strategically positioned on Main Street in the heart of Swords. The property occupies a highly prominent trading position directly opposite the entrance to Swords Town Centre car park and adjacent to the Fingal Civic and Local Enterprise offices. This prime setting ensures exceptional visibility and accessibility, with strong levels of recurring 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 excellent 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 al-fresco 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
<b>Ground Floor</b>	<b>347</b>
Bar & Lounge	
Kitchen	
Ladies & Gents Toilets	
<b>Upper Floors</b>	<b>396</b>
Guest Bedrooms (No. 12)	
<b>TOTAL</b>	<b>743</b>
Outside	
Car Park	



## Title

Freehold

## Services

Full Mains Services

## Licence

Publican's Licence (Ordinary)  
Hotel – BF – 1902 Act (Public Bar)

## Commercial Rates

Rateable Valuation: €150,000.00  
ARV: 0.1868

Rates Bill 2026: €28,020.00

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## Agents

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