



**O'Neill &
Flanagan**

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Lawless' Hotel, Aughrim, Co. Wicklow



Established in 1787, Lawless' Hotel, Aughrim, Co Wicklow is steeped in history, parts of the iconic building dates back as far as 1787.

Viewing Strictly by Appointment Only

Guide Price: €995,000



BRANCH OFFICE: Fitzwilliam Square, Wicklow, Co. Wicklow, A67 PX97 Tel: 0404 66410

PSRA No.: 001326

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Lawless' Hotel was established in 1787. In bygone days the space in front of the hotel served as a coach halt. The hotel is one of the oldest buildings in the town. The village is famous for its granite, found in many of its buildings, bridges and walls and is known locally as the 'Granite Village'. Aughrim was established as an estate town by the 'Earl of Meath', who built many of the historical buildings, such as the Market House, Forge and Ardee Row.

Lawless' Hotel spans over 1,500 sq. m. (16,355 sq. ft.) and includes 10 guest bedrooms upstairs, a function room (which overlooks the river), and a large dining / bar area. Lawless' Hotel closed its doors in 2020 during the pandemic and has since not re-opened. A large part of the building was reconstructed in 2011 following a fire and there is excellent scope to increase the number of rooms (STPP) on the flat roof area of the building.

Lawless' Hotel was once a high-profile hotel which, in its prime, was known the length and breadth of Ireland as a thriving and popular venue. This entire needs repair throughout to be brought back into operation.

Summary

- Originally constructed 1787
- Extended & Refurbished in 2011
- In need of refurbishment, vacant since 2020
- Gross floor area of approx. 1,500 sq. m. (16,355 sq. ft.)
- 10 en-suite guest bedrooms at 1st floor level
- Reception area, bar, function room, leisure rooms, & ancillary rooms at ground floor level
- Approx. 1 acre site to include car park
- Large South West aspect beer garden to the rear with outdoor bar overlooking River Aughrim
- Scope for further rooms (STPP) on flat roof area



Accommodation:

Main Entrance: 4.052m x 6.291m

Double doors leading into the main reception area, some of the original features can still be seen within this area.



Reception area: 8.229m x 7.485m

Two-tiered reception area, overlooking the river. Dual aspect reception area allowing guests to enjoy the raised ceiling and open fire.



Office: 6.060m x 4.919m

Located the rear of the main entrance, along with access to the main entrance hallway which leads to the function room and the stairway to the guest bedrooms.

Reception area two: 6.673m x 2.723m

As you leave the reception area you are greeted with another reception room that also includes an open fireplace, this area also allows you to enter the function room and leads you to a reading room.



Reading room: 2.830m x 5.310m

Upon entering the reading room, you are facing out on the river view. Double doors allowing you to enjoy the peaceful sound of the river.

Function Room: 15.429m x 12.040m

Large function room with ample access via the kitchen, bar area and main reception. Located the rear of the property with access to the rear garden and grounds. Double doors leading to walkway along with river. Raised ceilings and light filled room.



Toilets:

- **Men's toilets: 3.425m x 5.271m**
- **Women's toilets: 5.337m x 3.572m**
- **Disability: 1.726m x 2.552m**

Kitchen area:

Access via the function room along with the main bar. Storage area and cold area

- **Area One: 4.452m x 6.023m**
- **Area Two: 6.028m x 7.978m**

Bar: 8.913m x 17.261m

Located to the front of the building, with access via the main reception and from double doors located to the front of the property.

Dining area: 5.667m x 9.493m

Raised ceilings and dual aspect area facing to front of the property. Access via the front entrance.

Pool Room: 7.102m x 4.378m

Located within the bar and dining area.

Toilets

Located within the bar and dining area.

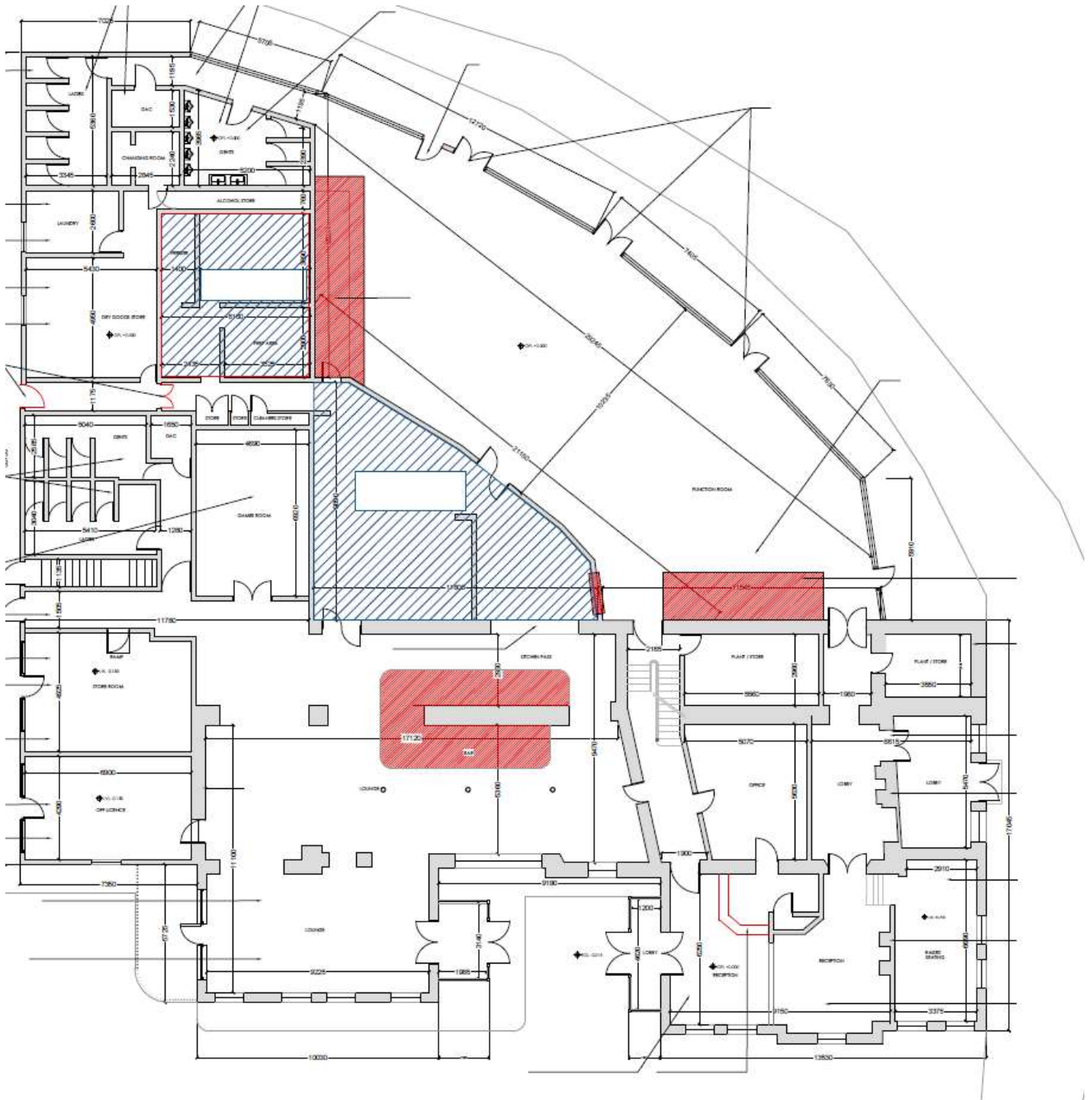
- **Men's**
- **Women's**
- **Baby Changing/ Disability**

Off Licence: 9.144m x 6.269m

Access from side entrance along with access from the bar area.



Floor Plans (Ground)



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First Floor - 10 guest bedrooms with en-suites

Hallway: 17.197m x 1.248m
Return: 5.393m x 1.339m

Room Eight: 4.098m x 3.205m
En-suite: 1.407m x 2.200m

Room Thirteen: 2.818m x 3.517m
En-suite: unable to access

Room Five: 3.154m x 5.288m
En-suite: 1.197m x 2.972m

Room Nine: 3.507m x 2.998m
En-suite: 1.052m x 2.558m

Room Fourteen: 4.841m x 4.772m
En-suite: 1.042m x 3.243m

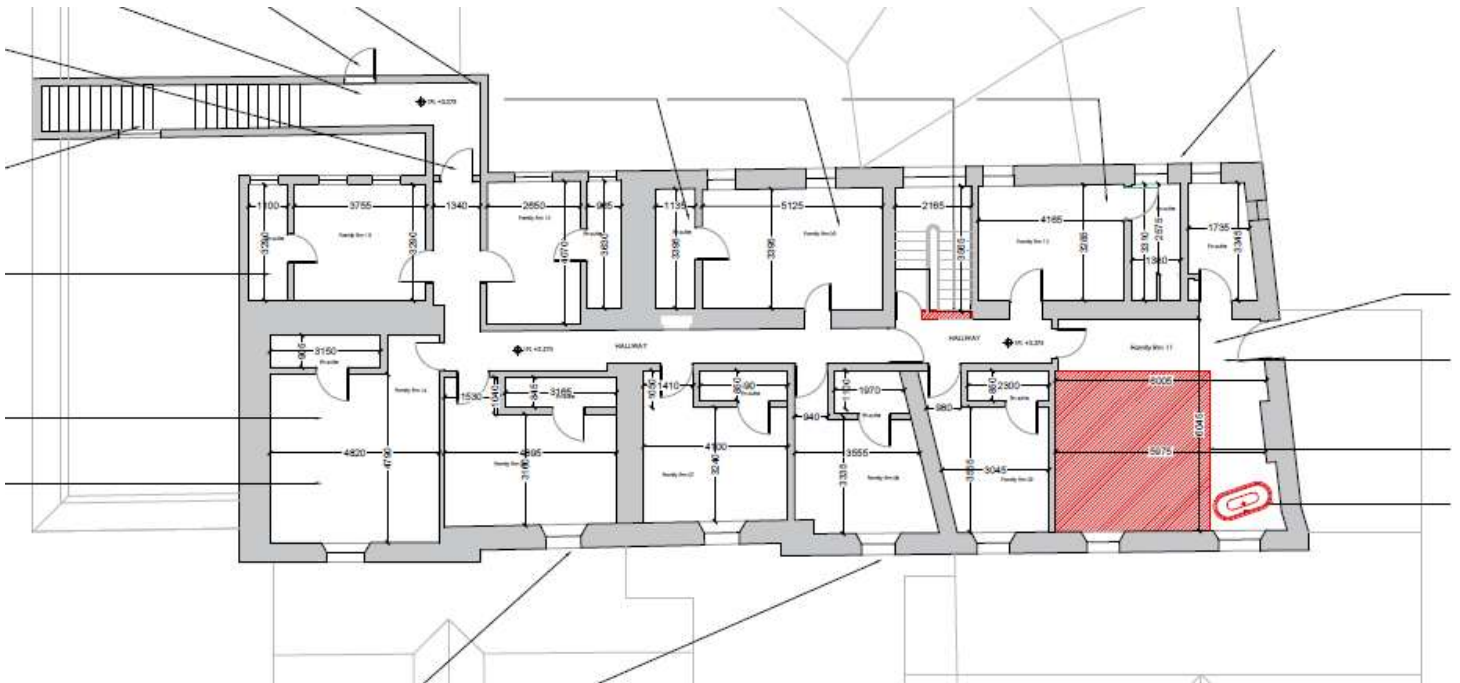
Room Six: 4.895m x 3.086m
En-suite: 1.162m x 3.233m

Room Eleven: 6.106m x 5.910m
En-suite: 3.682m x 1.856m

Room Fifteen: 4.188m x 2.961m
En-suite: 1.131m x 3.100m

Room Seven: 4.180m x 3.189m
En-suite: 1.119m x 2.553m

Room Twelve: 4.271m x 3.017m
En-suite: 1.682m x 2.142m



Outside grounds

- Ample car parking spaces available.
- Rear beer garden area.
- Disability access
- Block built storage area.

Services:

- Mains water
- Mains sewage



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