

Commercial

Coonan

PROPERTY



Roseville House, Main Street, Celbridge, Co Kildare

- Prominent restaurant and wine bar located in the heart of Celbridge Town.
- Prime commercial opportunity adjoining the entrance gates to Castletown House.
- Extensively upgraded and modernised to a high standard in recent years.
- Generously proportioned ancillary accommodation offering flexibility for a variety of commercial uses.
- Attractive large patio and outdoor dining area to the front of the property.
- Excellent transport links nearby including bus stops nearby, easy access to Hazelhatch Train Station, and convenient to the N4/M4

PSRA No. 003764 coonan.com

Landmark hospitality premises in the heart of the thriving town of Celbridge

Guide Price:

€1,100,000

€5,000 per month

For Sale / To Let

Description

Description:

Roseville House presents a rare opportunity to acquire a landmark hospitality premises in the heart of the thriving town of Celbridge, Co. Kildare. Occupying a prominent position close to the entrance gates of Castletown House, this well-established restaurant and wine bar enjoys exceptional visibility and a strong presence within one of the town's most desirable commercial locations.

Beautifully upgraded and modernised in recent years, Roseville House seamlessly combines contemporary style with warmth and character, creating an inviting setting for both casual dining and special occasions. The property is currently configured as a restaurant and wine bar, complete with a fully serviced commercial kitchen and generously proportioned ancillary accommodation, offering excellent flexibility for a range of hospitality, private dining, event, and operational uses.

The surrounding area benefits from a vibrant local community, strong commuter population, and significant visitor footfall associated with Castletown House and the wider Celbridge area. The property's large front patio and outdoor dining space further enhances its appeal, offering an attractive al fresco experience in a highly visible town centre setting.



Accommodation

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Front Patio 12.5m x 3m

Outdoor patio area.

Entrance Hallway 5.84m x 1.56m Tiled floor, wall panelling, recessed lighting.

Front Lounge 3.66m x 5.84m Dual sash windows, brick fireplace, tiled floor.

Front Bar 10.63m x 3.88m Wooden floor, fully serviced bar, brick feature wall, dual windows.

Rear Hallway 1.53m x 4.57m Tiled floor, emergency exit from lounge area.

Wheelchair Accessible W.C. and hallway 2.9m x 5.11m Wheelchair accessible toilet facilities.

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Commercial Kitchen	3.36m x 9.67m	Fully serviced commercial kitchen laid out in three sections.
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Storage Unit	5.4 x 2.4m	
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FIRST FLOOR

Rear Studio	4.86m x 7.45m	Laminate flooring, separate ladies and gents bathroom facilities.
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Rear Kitchenette	2.6m x 2.1m	Small rear kitchen area with external rear exit.
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Studio Hallway	4.2m x 1.1m	Laminate Flooring.
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Guest W.C Facilities	7.0m x 2.0m	Four separate W.C.'s measuring approximately 1.75m x 2m each, tiled floors, extractor fans, wash hand basins and toilet facilities throughout.
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Hallway	2.69m x 0.94m	Entrance hallway area.
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Lounge /Dining Area	3.92m x 10.38m	Laminate flooring, sash windows to front, small bar/breakfast counter to side, recessed lighting.
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Lounge /Dining Area	5.87m x 4m	Laminate flooring, dual front windows, brick fireplace feature wall, wall panelling.
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Hallway	6.3m x 1.52m	Laminate Flooring.
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SECOND FLOOR

Upstairs Room Front Left	4.2m x 5.3m	Laminate flooring, Velux window.
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Upstairs Room Front Right	5.43m x 4.15m	Laminate flooring, dual Velux windows, additional storage room.
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Storage Room	1.35m x 1.5m	Additional storage area.
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Hallway	1.4m x 4.3m	Laminate Flooring.
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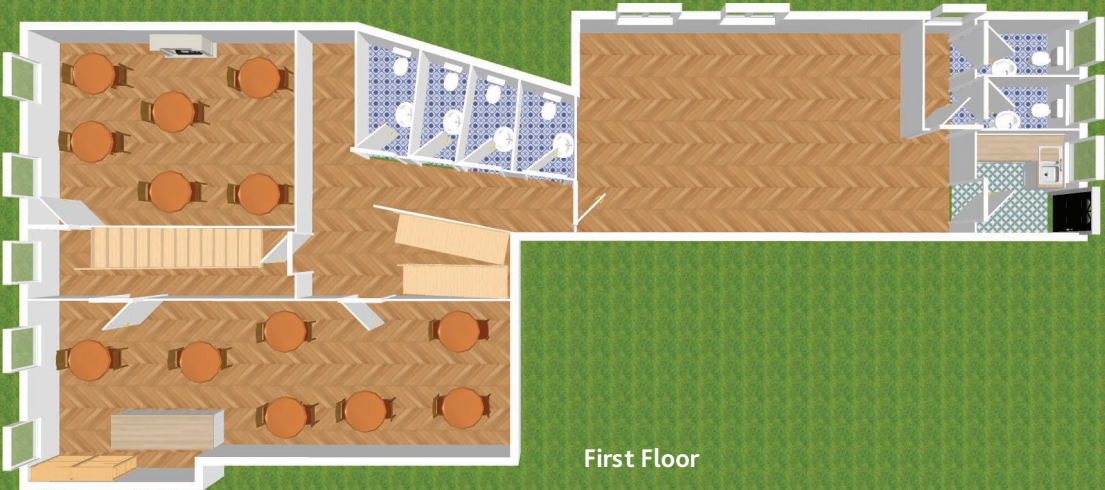
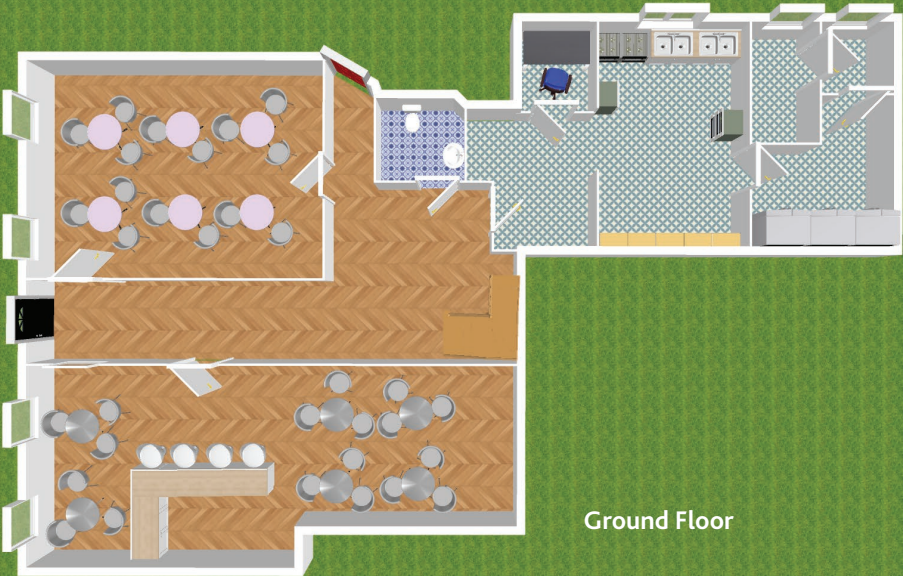
Additional Information:

- Gross internal floor area approx. 3,300 sq ft
- Front patio and rear access
- Alarmed

Services:

- All main services are available
- Gas central heating

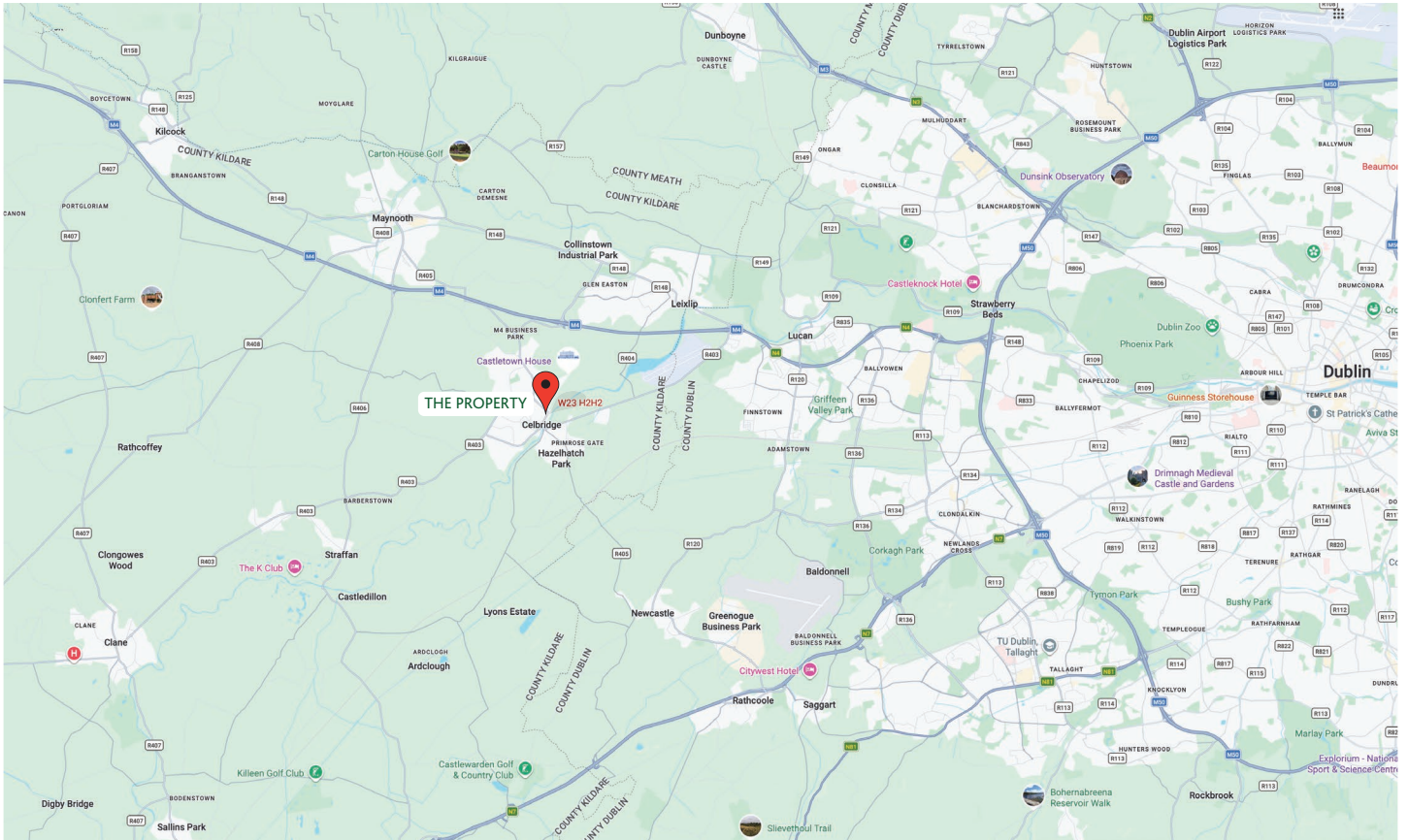
Floor Plans



Gross internal floor area approx.3,300 sq ft

Directions

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Directions

Eircode: W23 H2H2

BER

BER EXEMPT



PSRA No.: 003764.

Viewing

By appointment at any reasonable hour

Contact information:

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