

# Commercial

**Coonan**  
PROPERTY



## Dag Welds, Prosperous, Co. Kildare on approx. 0.7 acres (0.3 ha)

- Landmark commercial premises ideally located at Blackwood Cross, between Allenwood and Prosperous
- Former pub and restaurant premises extends to approx. 4,750 sq.ft (441.3 sq.m) and would suit a number of uses
- Substantial site extending to approx. 0.7 acres (0.3 ha) with further development potential
- Extensive surface car parking with dual access from the R403 and the L1019
- Internally the property is laid out with a public bar/lounge, restaurant and dining area plus extensive kitchens and necessary service areas

Commercial premises  
extends to approx.  
4,750 sq.ft (441.3 sq.m)

Guide Price:

**Excess**  
**€375,000**

Private Treaty

# Description

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The property known as Dag Welds comprises an extensive detached purpose built commercial premises extending to approx. 4,750 sq.ft (441.3 sq.m) and sits on a high profile site of approx. 0.7 acres (0.3 ha).

The property ceased trading as a Licensed Premises about 4 years ago but has been well maintained by the vendors ever since. Prior to concluding trading Dag Welds catered for a trade that included business from the high volume of passing traffic and recurring trade from the surrounding hinterland.

The accommodation includes the following;

Lobby entrances, large bar and lounge, large restaurant/dining areas, ladies and gents toilets, general stores and keg room, delivery room, extensive kitchen and necessary service areas and managers offices.



## Location

The subject property is located equidistant from both Allenwood and Prosperous on the R403, just 1km from Coill Dubh.

Coill Dubh is located at the junction of the R403 and R408 and is a growing urban area with its population significantly increasing over the last number of years resulting in a growing need for eateries and a public house in the area. There is ongoing development in this area with a number of new homes schemes in the pipeline.

Prosperous is located within the townland of Curryhills at the junction of the R403 and R408 in north County Kildare. The town has good transport links with a dependable TFI bus route throughout the day. Access to rail services can be found at Sallins train station, less than 10km away. The M4 and M7 are only a short drive and give direct access to Dublin city centre, the M50 motorway and beyond.

Prosperous is a fantastic village dating back to the 18th century with a great sense of community spirit and support. It offers excellent schools (primary and secondary), pubs, cafes, restaurants, church, doctors surgery, pharmacy community playground and park, GAA, soccer, tennis, pitch and putt course.

This property is located in a high-profile position and will suit a number of potential commercial uses.



## Services

Mains water, electricity and septic tank together with on-site gas.

## Commercial Rates

Rateable Valuation €32,000  
Rate Multiplier (ARV) 0.2268  
Rates Bill 2024 €7,257.60

## BER

To be confirmed.

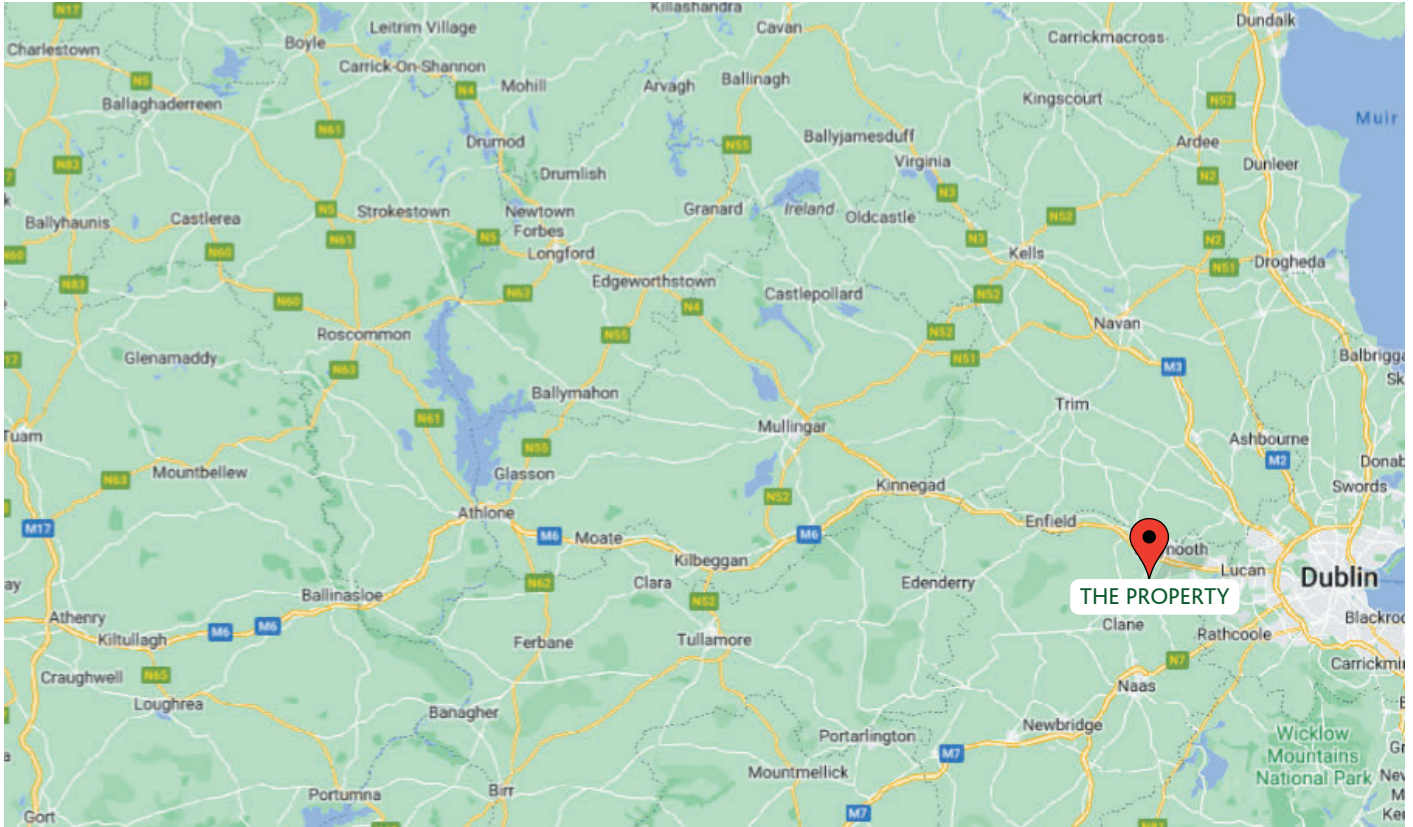
## Tenure

Freehold in folio KE63207F.



# Directions

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## Directions

Eircode W91 AP28

### Contact

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