

FOR SALE BY PUBLIC AUCTION
On Thursday 3rd July, 2025 @ 3pm in Kilashee Hotel,
Naas, Co. Kildare (unless previously sold)



Long Established, Family Run Restaurant in a prime Town Centre trading position.

BUTT MULLINS RESTAURANT
POPLAR SQUARE, NAAS, CO. KILDARE

JORDAN 

Butt Mullins Restaurant has traded for over 36 years during which time it has built up a loyal customer base. It occupies a strategic location, on Poplar Square in the centre of Naas and has huge potential for a new owner to further develop the business.

Key Features

- One of the most renowned premises in Naas having traded for over 36 years.
- Excellent reputation and a wide customer base.
- Established and consistent trade with strong turnover figures.
- Prime trading position on Poplar Square in Naas town centre.
- Building in superb condition throughout, suitable for a wide number of uses.
- Naas is a vibrant dining and entertaining town with a growing population.



Location

Butt Mullins is strategically located in Naas town centre. Situated on Poplar Square, the heartbeat of the town and benefits from excellent high profile, being clearly visible whether travelling north or south through the town. Naas has developed into a vibrant residential and commercial town with a population of about 26,000 people. Located approximately 25km southwest of the M50 Motorway it is a sought-after commuter destination with the benefit of an excellent road and rail infrastructure including the M7 Motorway (Junction 9), bus route in town centre and a commuter rail service from Naas/Sallins providing a frequent daily service to Heuston Station or the Grand Canal Dock. Naas has a large local employment base to include Green Isle Foods, QK Meats, Aldi Distribution Centre, Naas Hospital and the Kerry Foods facility employing c. 1,000 people. In addition to this it is close to several other Business Parks including Naas Enterprise Centre, Citywest, Greenogue and the M7 Business Park.

Naas is a renowned dining and entertaining destination with good all year around demand which is intermittently supplemented by racing in Punchestown, Naas and The Curragh.

History

The iconic Butt Mullins Restaurant was founded by Mary Mulligan in the early 1990s and has been in the same family for almost four decades. The Mulligan-English family have cherished running this exceptional business for many years.

Mary was very active in the life of the town over the years, and catered to a number of memorable literary dinners at the restaurant.



Authors included Maeve Binchy, Frank McCourt, and Bill Cullen. These dinners involved great after-dinner debates. At the same time, Mary promoted musical evenings at Butt Mullins which included the launching of Vladimir Jablov, with his wonderful Vienna evenings. Over the years, Mary also catered to many special, more intimate and personal occasions, from christenings to weddings and funerals. Many local families have established their own annual celebrations at the restaurant. The restaurant is booked out from year-to-year for Punchestown, with 'regulars' coming from near and far. The owners are now moving on to concentrate on other business interests.

Butt Mullins has established itself as a core business in the centre of Naas, with exceptional features that differentiate it from other establishments. With a feeling of being out for the evening and, yet, at home in the company of family and friends, customers enjoy a very warm and relaxed atmosphere in the care of dedicated staff.

The building occupied by Butt Mullins was formally the Random Inn a well know venue in Naas. The Random Inn was part of the original Lawlor's Hotel in Naas.

Butt Mullins Restaurant has received several awards including the TripAdvisor Certificate of Excellence from 2013 – 2019, Travellers' Choice Award 2020, Restaurant Guru Certificate of Excellence 2022 and the Leinster winner of the Irish Restaurant Awards "Best Casual Dining" category in 2022.



Description

The property comprises an end of terrace part two storey/part single storey building providing an open plan restaurant with bar, kitchen, conservatory seating area and toilet block on the ground floor, the first floor is in residential use. There is separate access to the first floor off the main street.

The restaurant is full of character and in excellent condition throughout. It is open plan but strategically laid out to create a sense of privacy with a mix of table sizes and seating choices to include window seats, raised seating area and the conservatory all adding to the overall charm. It has capacity to seat a total of about 80 people inside (excluding the covered patio area).

There is an open fire with exposed stone wall feature which is ideal for those cold winter evenings. Behind the restaurant counter there are drinks storage and display spaces along with glass washers, fridges, sinks and coolers.

There is a full working kitchen provided which is tiled throughout with stainless steel preparation, cooking and washing areas. In addition to this there are various stores provided to ensure the smooth running of the business.

Outside there is a covered patio seating area for in excess 20 people with electric heaters. There is also a separate smoking area and ancillary storage sheds for oil, refuse, burner and dry goods. There is a side access gate for deliveries off the main road and the yard has potential to be further developed. The property is zoned Objective 'Town Centre' under the Naas Town Development Plan 2021 – 2027 leaving its future use open to a wide range of purchasers.



The first floor has its own separate access off the street and comprises residential accommodation extending to a floor area of about. 106 sq.m (1,141 sq.ft). The entire first floor is in good repair and provides ample opportunity to a new owner for a range of uses.

Accommodation

The accommodation is over two floors comprising the following:

Ground Floor: 230.4 sq.m (2,480 sq.ft)

First Floor: 106 sq.m (1,141 sq.ft).

The Business

Butt Mullins Restaurant enjoys a consistent and substantial level of annual turnover having been in the same family ownership for almost four decades where it has built up an enviable reputation for the quality of its service. The sale of the property now offers the discerning purchaser the opportunity to acquire one of Naas's most popular premises with the potential to further exploit the full trading potential or to convert the entire into another use.

Services

All mains' services supplied to the property along with an alarm and oil-fired central heating (in the restaurant).

Fixtures, Fittings & Equipment

An inventory of fixtures, fittings and equipment included in the sale is available on request.



Title

Freehold.

License

7-day restaurant license with the property.

Commercial Rates

Rates Bill: €8,255 (2025).

Trading Figures

We can provide a prospective purchaser with certified turnover figures.

Solicitor

O'Connor Mc Cormack Solicitors, Naas, Co. Kildare.

BER

BER C3

Viewing

Strictly by appointment with the Sole Selling Agents.

Auction Details

**Auction Thursday 3rd July 2025 at 3pm
in Kilashee Hotel, Naas, Co. Kildare.**

Purchaser to sign contract on day of the Auction with 10% non-refundable deposit.

Selling Agents Details

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