

QRE

REAL ESTATE  
ADVISERS



FOR SALE - LICENSED BAR OPPORTUNITY

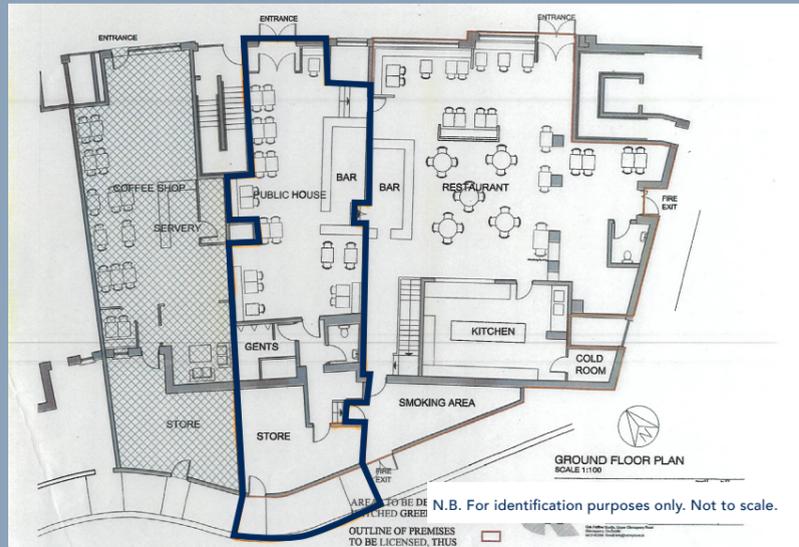
UNIT 8

The Village, Stepaside, Co. Dublin

BER E1

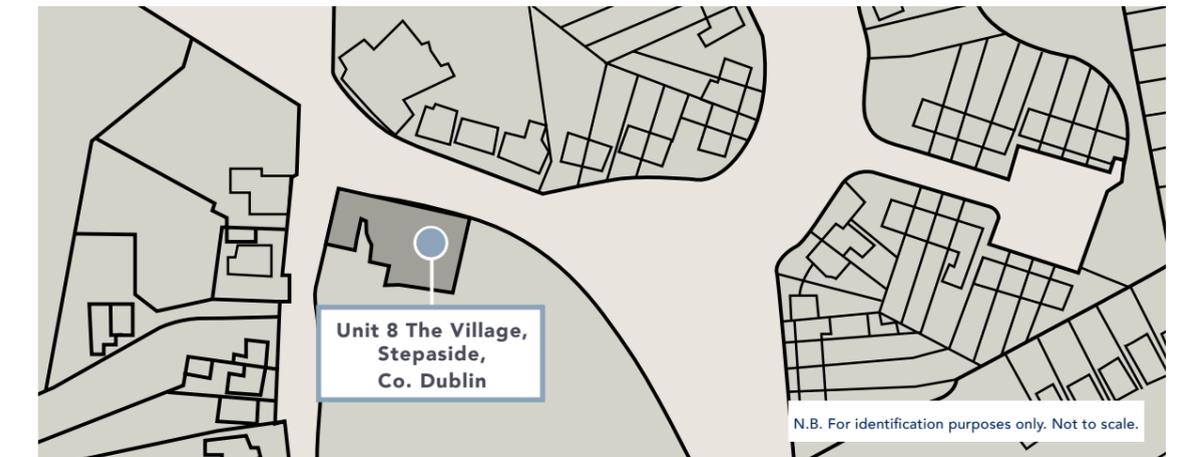
# UNIT 8 THE VILLAGE, STEPASIDE. CO. DUBLIN

Unique opportunity to acquire a prominent licensed premises in the heart of Stepside Village, being sold with the benefit of vacant possession. The property throughout has been fitted to a high standard, comprising of bar area, seating, 2 WC's, and rear storage area. The surrounding area is densely populated with a number of residential developments in the area, therefore the premises has a significant food & beverage trade.



## LOCATION

Stepaside is an established and densely populated suburb of South County Dublin located approximately 13kms from Dublin City Centre. The immediate area is an expanding residential neighbourhood conveniently located adjacent to the M50 Motorway Orbital Route comprising the established districts of Sandyford South, Leopardstown Heights, Leopardstown Valley, The Gallops, Kilgobbin, Aikens Village, Belarmine and Kilternan North. Collectively the immediate surrounding area enjoys a current population per the 2016 Census preliminary results of excess 38,000 persons which is which would have significantly increased since given the large scale ongoing development in the area, such as Stepside Park, Belarmine & Belmont.





## DESCRIPTION

The licensed premises comprises of a ground floor unit within a modern (developed 2007) mixed use commercial and residential development that is centrally positioned within Stepside Village. The subject property extends to approximately 119 sq. m (1,281 sq. ft), comprising of an attractive bar. Externally the property benefits from seating to the front onto Enniskerry Road and licensed surface car parking.



## TRANSPORT & AMENITIES

The position of the property in the heart of Stepside Village benefits from good profile onto the Enniskerry Road which has a high volume of traffic. Surrounding occupiers include Woodruff, Borza's, Quattro Piiza Bar, Stepside Medical, Mulvey's Pharmacy and Centra.

The area is serviced by excellent public transport facilities in the surrounding area. Nearby bus routes serve the LUAS, N11 and the City Centre. The LUAS is within walking distance also. Junction 13 of the M50 Motorway is situated approx 2km to the north of the property.



Local Bus



M50 & N11



City Centre



Luas Green Line

## LICENCE

Ordinary 7-Day Publican's Licence

## SERVICE CHARGE

Approximately €1,000 p.a.

## SIZE

Approximately 119 sq. m (1,281 sq. ft)  
in total

## BER



## GUIDE PRICE

€440,000

## VAT

Please refer to the agent

## VIEWINGS

All viewings are strictly by appointment  
with the sole selling agent QRE

## TENURE

Long Leasehold

## QRE CONTACT

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## WEBSITE

[qre.ie](http://qre.ie)



PSRA Registration No. 003587

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