

Stokes

PROPERTY

part of the Singer Vielle network

Lisney



High Profile 7-Day Residential Licensed Premises

McCloskey's | 83-85 Morehampton Road
Donnybrook | Dublin 4 | D04 K589

FOR SALE - €1,900,000



Summary

McCloskey's, a landmark long-established residential 7-day licensed premises for sale by private treaty as a going concern

A tremendous opportunity to acquire a high-profile 7-day residential licensed premises extending to approximately 530 sq.m. (GIA) in the heart of Donnybrook with excellent beer garden and terrace.

Excellent scope to refurbish the long-established licensed premises or indeed redevelop as per the granted planning permission (Ref No. ABP-306378-20) for a new retail unit and four two-bedroom duplex apartments and one three-bedroom apartment.



Location

McCloskey's Residential Licensed Premises is strategically located in the heart of Donnybrook village one of the most sought-after, convenient and affluent residential areas of south Dublin.

Strategically located in a commercial parade of mixed-use outlets such as Donnybrook Fair, busy cafes, shops, professional practices all close-by.

Donnybrook has enjoyed recent redevelopments such as Donnybrook House and the proposed new Lovett House scheme and the significant development at former Kiely's licensed premises all will enhance the vibrancy of Donnybrook.

Donnybrook also enjoys close proximity to the sports grounds of Energia Park, The RDS, Aviva Stadium and the excellent Herbert Park facility.

Situation

McCloskey's is ideally situated in the heart of Donnybrook beside Donnybrook Fair in a busy parade of retail and mixed-use properties.

Description

McCloskey's Residential Licensed Premises comprises a spacious yet compact three storey over part-basement building with large single storey extension providing approximately 270 sq.m.

The spacious bar and lounge areas are open-plan with a separate off-licence area to the front.

There is a large, sunny beer garden and terrace to the rear. Access for deliveries is via shared laneway to Marlborough Road.





Accommodation

GROUND FLOOR:

Licensed Premises c. 270 sq.m.

Off-License

Kitchen

Toilets

Stores

FIRST FLOOR:

Spacious residential accommodation - approximately 180 sq.m.

BASEMENT

Storage - approximately 97.3 sq.m.

OUTSIDE

Spacious attractive Beer Garden

Terrace



Tenure

Title:

Freehold / Long Leasehold Title

Licence:

Ordinary 7-Day Public Licence

Proposal

Full Planning Permission for redevelopment.

Freehold / Long Leasehold Title

Ordinary 7-Day Public Licence

Full inventory of furniture and effects included in the sale will be appended to the contract.

BER E1 - G

Commercial Rates:

Rateable Valuation

€65,000

Rates Bill 2018

€17,420



Contact details

Stokes Property

SIMON STOKES

01 2334600 | 087 826 3333

simon@stokesproperty.ie

PSRA No. 002615

Lisney (Incorp Morrissey's)

TONY MORRISSEY

01 632 7000 | 086 255 8316

tmorrissey@lisney.com

PSRA No. 001848

Vendor's Solicitor

HBMO Solicitors LLP

BERNICE GARRETT

12 Ely Place, Dublin 2.

bgarrett@hbmo.ie

01 632 1000

Stokes
PROPERTY

part of the Singer Vielle network

Lisney

Disclaimer

Stokes Property Consultants Limited t/a Stokes Property and the Vendor/Lessor give notice that:

1. These particulars are for guidance only and do not constitute nor constitute any part of an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misrepresentation shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant.
5. Neither the Vendor/Lessor nor Stokes Property Consultants Ltd. t/a Stokes Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT