

J. ANDERSON, Market House

EMILY SQUARE, ATHY, CO. KILDARE

**FOR SALE BY
PUBLIC AUCTION**

Thursday, 11th July 2024
@3 p.m. Keadeen Hotel,
Newbridge





KEY FEATURES

- One of the most renowned Licensed Premises in Athy having traded for over 100 years.
- Excellent reputation and a wide customer base.
- Established and consistent trade with strong turnover figures.
- Prime trading position with frontage onto Emily Square & Barrow Quay.
- Property will benefit from upgrade of Town Hall & Emily Square.
- First & second floor residence ideal for several potential uses.



Market House, better known as ‘Andersons’ is 100 years trading during which time it has built up a loyal customer base. It occupies a strategic location, on Emily Square with return access off Barrow Quay and has huge potential for a new owner to further develop the business.

LOCATION:

‘Andersons’ occupies a strategic position on Emily Square, just off Leinster Street which is the main artery through the town. The property benefits from additional frontage onto Barrow Quay.

Athy is a heritage town situated in south Kildare approximately 80 kms southwest of Dublin, 37 kms southwest of Naas/Newbridge and 21 kms north of Carlow and has a population of 11,035 people (Census 2022). There is good road and rail links to Dublin and the rest of the country. The N78 National Secondary Road connects Athy with Kilkenny to the south and connects with the M9 Motorway (10km away) & M7 Motorway (20km away) which lead to Dublin & the north. Major local employers in the area include Tegral, Minch Norton, St. Vincent’s Hospital and the Revenue Commissioners.

Athy Town Hall is currently being renovated to include a new Shackleton section and there are also plans for Emily Square to be improved as a public space. All of this should ensure that the position of Anderson’s will benefit from any improvements.



DESCRIPTION:

Market House is a terraced three-bay three-storey late Georgian house with licensed premises on the ground floor and two floors overhead comprising residential accommodation. The original part of the property was built in the 1800’s with further extensions to the rear over the intervening time. The property enjoys a traditional style public bar to the front of the property complemented by a sizeable lounge and a snug area. There are two sets of toilets on the ground floor along with additional cold room and stores which benefit from rear access off Barrow Quay. The property is spacious, yet compact and enjoys ease of management.

The top two floors comprise residential accommodation with several large well proportioned reception rooms all enjoying a fantastic aspect across Emily Square. Complementing this are several bedrooms, bathrooms, and a sizeable kitchen / living area with access to a rooftop garden



J. ANDERSON, MARKET HOUSE



THE BUSINESS

Andersons enjoys a consistent and substantial level of annual turnover divided between wet sales, off-license and some wholesale business. The property has been in the same ownership for 100 years and during that time 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 Athy's most popular licensed premises with the potential to further exploit the full trading potential of the property in line with the current upgrading of Emily Square, renovation of the Town Hall and the ongoing growth of the Blueway. In addition, the first and second floors of the property provide ample opportunity for a range of alternative uses.



ACCOMMODATION:

The accommodation is over three floors comprising the following:

GROUND FLOOR:

Approximate Floor Area:
280 sq.m (3,013 sq.ft)

Bar:

Lounge & Snug:

Off – licence service hatch:

Cold room, stores and service yard leading onto Barrow Quay.



FIRST FLOOR:

Approximate Floor Area:
91 sq.m (980 sq.ft)

Office

Living room

Kitchen

Dining area with access to roof garden.

Bathroom

Bedroom 1



SECOND FLOOR:

Approximate Floor Area:
57.05 sq.m (614 sq.ft)

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Bathroom

Store



FOR SALE BY PUBLIC AUCTION
On Thursday 11th July 2024 @3pm
in the Keadeen Hotel, Newbridge,
Co. Kildare
(unless previously sold)

**PRE-REGISTRATION REQUIRED TO
BID AT AUCTION**

JOINT SELLING AGENTS:



Clive Kavanagh / Paddy Jordan
JORDAN AUCTIONEERS
Edward Street
Newbridge
Co. Kildare
045 – 433550



John Younge
J. P. YOUNGE
27 Lower Baggot Street
Dubin 2.
01 – 661 8428

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TITLE:
Freehold

LICENCES:
Ordinary 7 -day Public Licence along with Off –
License and a wholesale Licence.

SERVICES:
All mains services supplied to the property.

COMMERCIAL RATES:
Rateable Valuation: €35,500
Rates Multiplier: 0.2246
Rates Bill: €7,973.30

SOLICITOR:
R.A. Osborne & Sons, Emily Square, Athy, Co.
Kildare.

BER:
Exempt

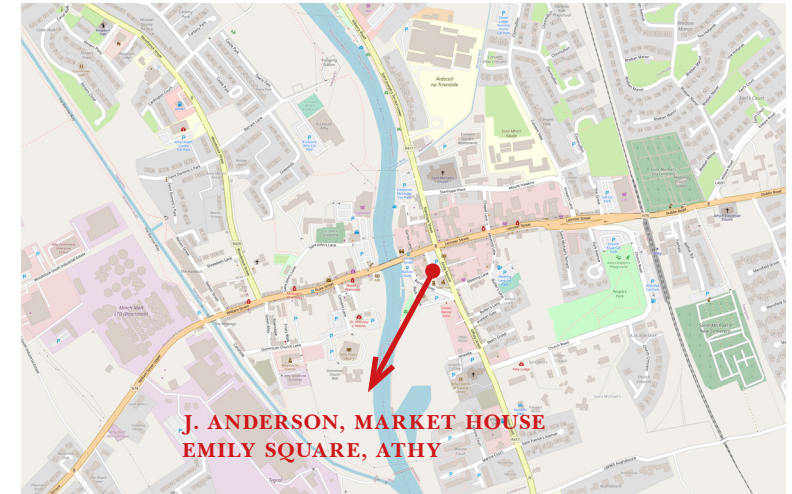
TRADING FIGURES:
The business is broken down between wet sales,
off – licence sales and a small volume of wholesale
trade. We can provide a prospective purchaser with
two years accounts on request.

TUPE:
Market House is offered for sale as a going concern
and the purchaser will be required to comply with
current TUPE legislation on employee transfer.

FIXTURES, FITTINGS & EQUIPMENT:
An inventory of fixtures, fittings and equipment
included in the sale is available on request.

VIEWING:
Strictly by appointment with the Joint Selling
Agents.

ATHY MAP:



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