



For Sale By Auction (in one or more Lots)
at 3.00pm, Thursday, 27th September 2018
in The Shelbourne Hotel, St. Stephen's Green
(unless previously sold)

BOOMERS

THE DUTCH VILLAGE,
CLONDALKIN, DUBLIN 22

WELL KNOWN SUBSTANTIAL
SUBURBAN LICENSED PREMISES
with adjoining commercial properties.

BER D1
BER D1
BER B3
BER E1

 JOHN P. YOUNG
AUCTIONEER AND VALUATION SURVEYOR

Morrissey's

Lisney

BOOMERS

THE DUTCH VILLAGE,
CLONDALKIN, DUBLIN 22

Excellent opportunity to acquire a substantial purpose built Licensed Premises (1,377m²), together with current Off-Licence/Retail Outlet (59m²), ground floor Take Away outlet and first floor Restaurant (332m²) all enjoying off-street parking.

Further details & viewing through Sole Agents



Lot 1: Entire Property

Lot 2: Licenced Premises

Lot 3: Off-Licence / Retail

Lot 4 Restaurant / Take-Away



LOCATION

The subject property is part of the “Dutch Village” shopping centre which serves as a focal point for the very densely populated residential district immediately adjoining to the property (see aerial photograph)

Licensed Premises:

RV:	€179,900
Rate Multiplier:	0.273
Rates Bill:	€49,112.70

Retail

RV:	€50,800
Rate Multiplier:	0.273
Rates Bill:	€13,868.40

LOT 1: Entire Property

a) Boomers comprises a top quality Licensed Premises in excellent condition throughout extending to 1,377m² 7-Day Licensed Premises including ground floor accommodation of Lounge Bar/Snug, Public Bar, Ladies & Gents Toilets with excellent basement accommodation and augmented by first floor self-contained Function Room with toilet accommodation in 2nd Floor Tower.

b) Ground Floor Current Off Licence / Retail unit extending to 59m², can be used in existing use or be converted to other retail use.

c) Ground floor Take Away and First Floor Restaurant self-contained extends to 332m² and enjoys take away (123m²) on the ground floor with separate access to First Floor Restaurant (209m²) also self-contained and in very good condition.



LOT 2: Boomers Licensed Premises

Accommodation Approx. N.I.A.

Ground Floor:	612 sqm
First Floor:	481 sqm
Second Floor:	36 sqm
Basement:	248 sqm
Total:	1,377 sqm





LOT 3:
Current Off-Licence
/ Retail Unit

Accommodation Approx. N.I.A.

Ground Floor: 59 sqm

Total: 59 sqm



LOT 4:
Restaurant / Take- Away

Accommodation Approx. N.I.A.

Ground Floor Take-Away: 123 sqm

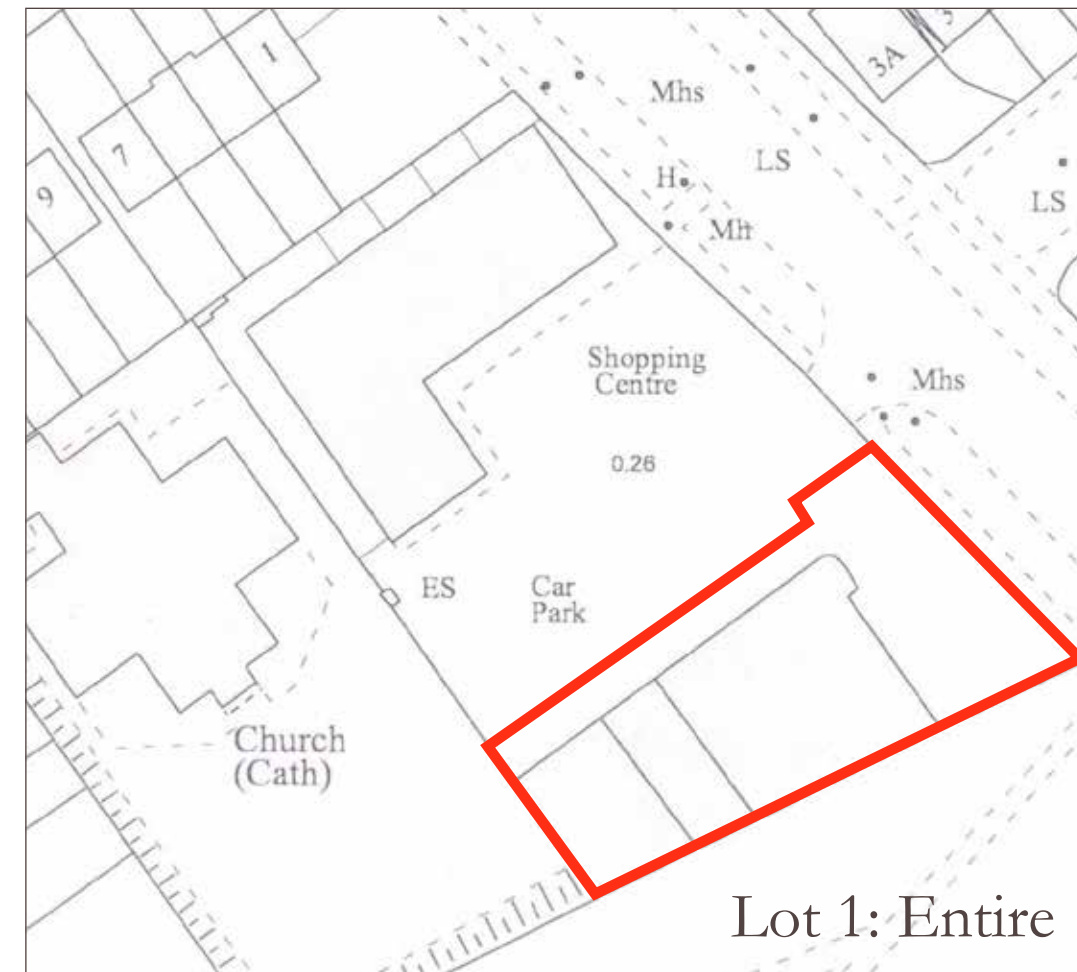
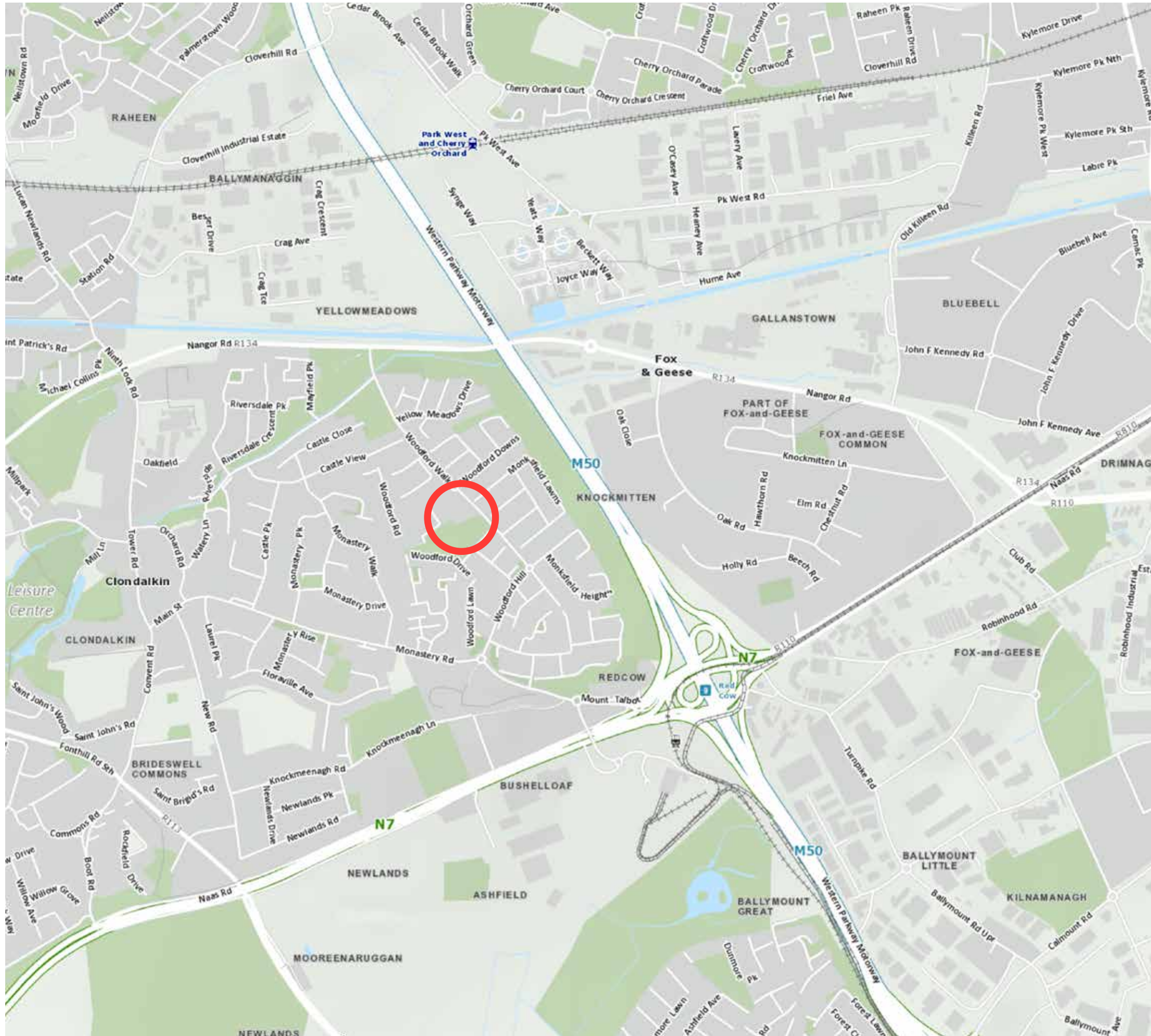
First Floor Restaurant: 209 sqm

Total: 332 sqm

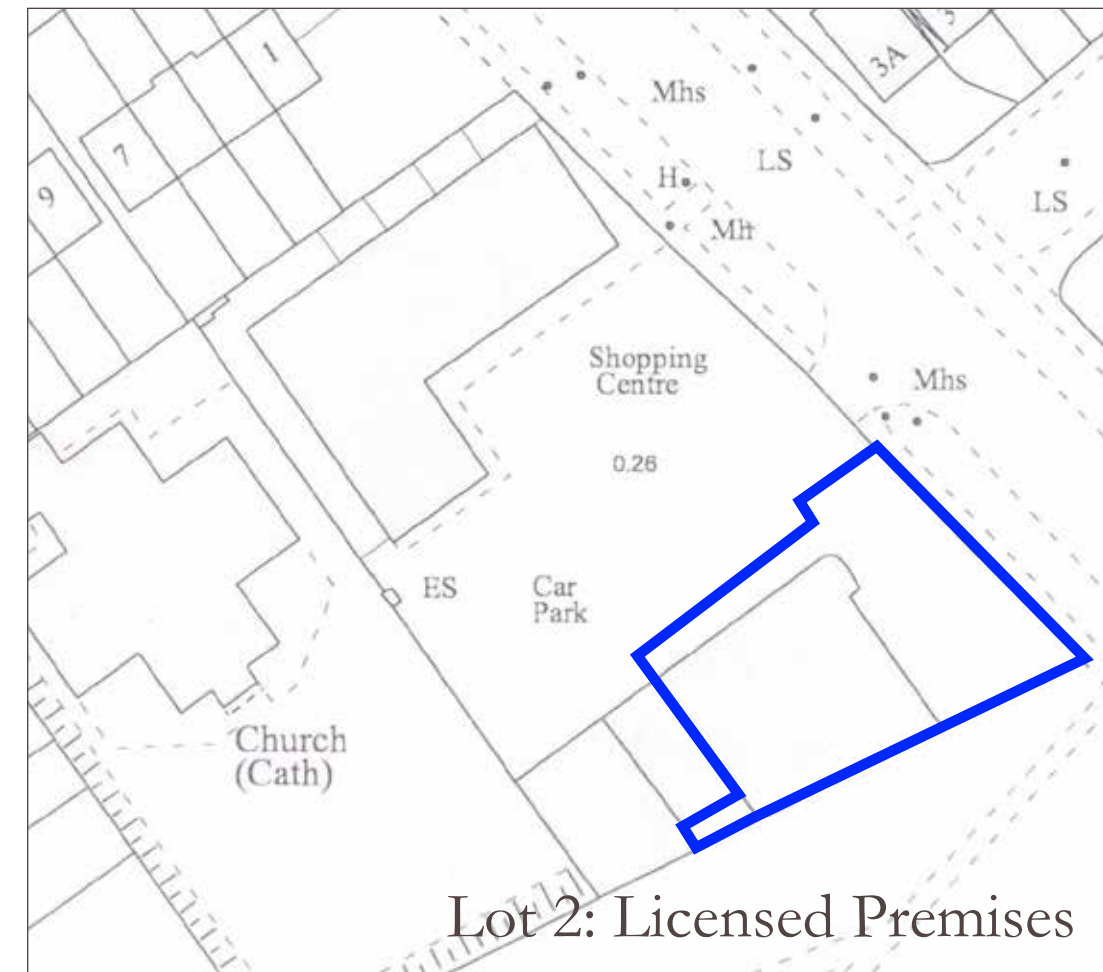


BER D1

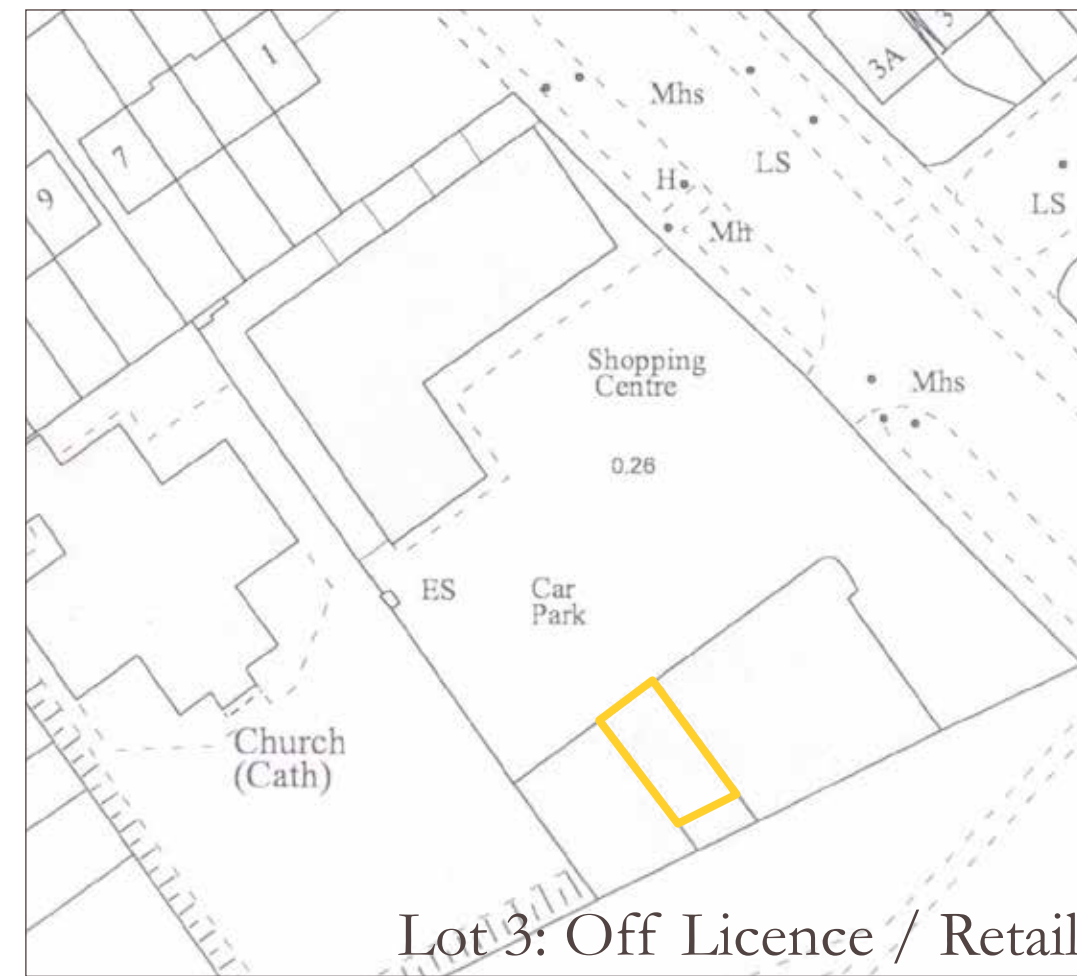
BER E1



Lot 1: Entire



Lot 2: Licensed Premises



Lot 3: Off Licence / Retail



Lot 4: Restaurant / Take-Away

LOCATION & SITE MAPS NOT TO SCALE.
FOR IDENTIFICATION PURPOSES ONLY

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Viewing strictly by prior appointment with Joint Agents
Conditions of Sale Available upon request from Solicitors

Turnover and inventory available upon request

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