

Morrissey's

Lisney

FOR SALE

COMPACT CITY CENTRE LICENSED PREMISES WITH EXCELLENT BUSINESS POTENTIAL

MURRAY'S, 1/3 BOW LANE WEST, KILMAINHAM, DUBLIN 8

BER C2



01-676 5781

- Opportunity to acquire a modern & purpose built Lock-Up Licensed Premises ideally positioned within an established and renowned tourism hub of Dublin City Centre
- Immediately adjacent to the renowned attractions of Guinness & St. James Gate Brewery, The Royal Hospital Kilmainham and Kilmainham Gaol
- Affording obvious potential to establish a quality year round food & beverage trade





LOCATION

Murray's licensed premises enjoy a pivotal trading position at the centre of Kilmainham directly overlooking the Cammock River and the intersection of Bow Bridge with Kilmainham Lane and Irwin Street.

The immediate area is an established tourism hub of Dublin City which enjoys regular year round tourist inflow courtesy of the many coach and bus tours that route through the district.

Kilmainham is also renowned for hosting numerous cultural and entertainment events throughout the year within the grounds of The Royal Hospital. The highly successful Forbidden Fruit and WellFest Festivals together with concerts further assist in drawing additional custom to the immediate area.

Importantly, Murray's is the only Licensed Premises within the centre of Kilmainham thereby favourably positioning itself to immediately capitalise on this additional footfall to the district.

Internationally noted attractions such as Kilmainham Gaol and the St. James Gate Guinness Brewery are immediately adjacent to the subject property with the central attractions of Grafton Street / St. Stephens Green, Temple Bar and Christchurch being only a short stroll away.





DESCRIPTION

Murray's comprise a modern purpose built Lock-Up Licensed Premises over Ground and Basement levels.

The property is ideally laid out with Bar and Lounge accommodation to ground level and storage accommodation to basement level.

Externally the premises benefit from valuable south-east facing terrace directly overlooking the Commock River.

Murray's therefore provides an opportunity to acquire a compact City Centre Licensed Premises affording excellent potential to establish a quality volume business with minimal direct immediate competition in an established well populated south city district that enjoys a high degree of year round tourism inflow.

OUTSIDE

Enclosed Terrace overlooking the Commock River.

ACCOMMODATION

Description	GIA Sqm Approx
Ground Floor	191.2
Bar	48.60
Lounge	89.08
Ladies	6.65
Gents	8.17
Disabled WC	4.95
Staff WC	2.50
Kitchen	7.26
Store	19.94
Office	4.05
Basement	19.20
Coldroom & Bottle Store	19.20
TOTAL	210.40

TITLE

Title	Long Leasehold
Licence	Ordinary 7-Day Publican's Licence
Rateable Valuation	€28,800
Rate Multiplier	0.258
Rates Bill 2018	€7,430.40

BER DETAILS

BER Rating C2

Ber No: 800288771.

EPI: 643.4 kWh/m2/yr

SOLICITOR

James Malone, James H Malone Solicitors, 22 Mount Street Upper, Dublin 2. Tel: (01) 661-9858

ACCOUNTANT

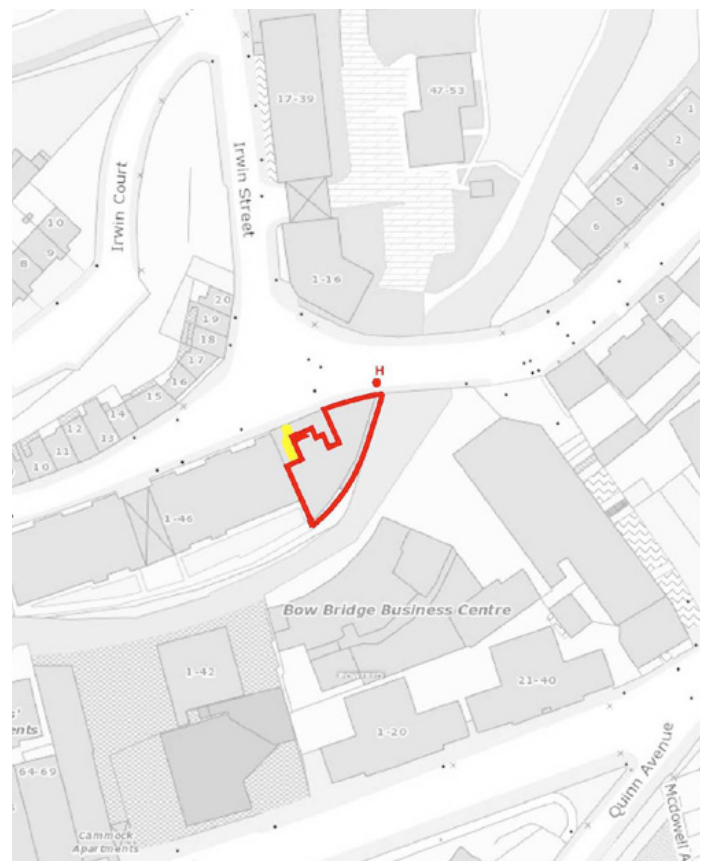
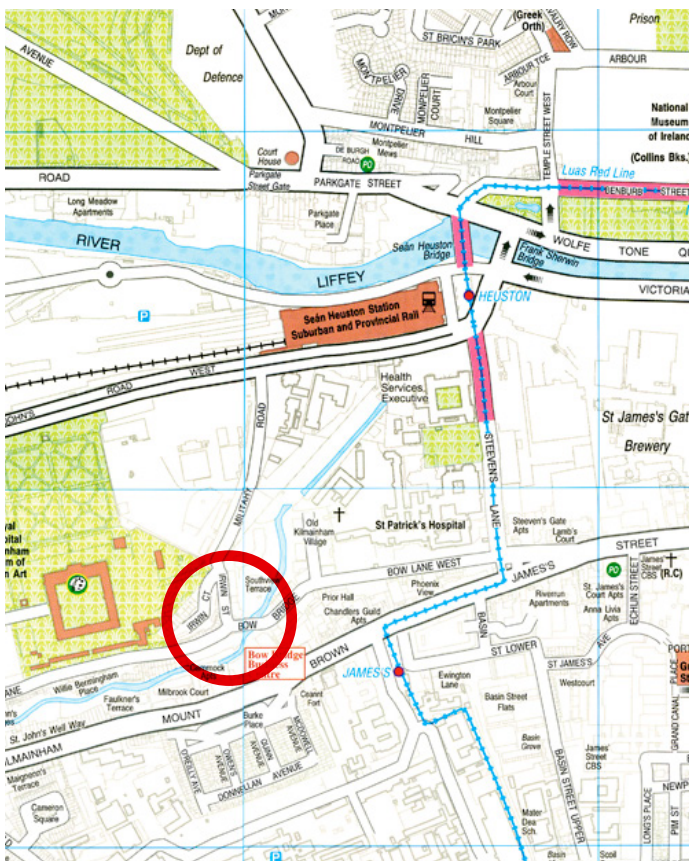
Mike Cronin, Cronin & Co., 1 Terenure Place, Terenure, Dublin 6. Tel: (01) 490-1670. E-mail: mike.cronin@croninco.ie.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Morrissey's | Lisney.

Inventory of Furniture & Effects included in the sale available upon request.

Rory Browne 01-676 5781 rory@morrisseys.ie
 Shane Markey 01-676 5781 shane@morrisseys.ie



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848 / 002069

