

Morrissey's

Lisney

FOR SALE

TOWN CENTRE LICENSED PREMISES & 8 APARTMENTS

GALLAGHER'S MANOR & 8 APARTMENTS, CHURCH STREET, TULLAMORE

For Sale By Private Treaty

- Ground floor licensed premises extending to approx. 206 sqm together with 8 apartments to upper floors
- Town centre location adjacent to Market Square in Tullamore
- Opportunity to re-establish a high volume profitable business together with potential to generate additional valuable residential rental income.

01-676 5781

BER D2 G





LOCATION

Tullamore is the capital of County Offaly and is also the county's largest town as well as being its central hub and focal point for administrative, governmental and commercial activity housing many important services such as the Offaly County Council Headquarters, the Midlands Regional Hospital and HSE Services and the Department of Agriculture, Food & The Marine.

The town enjoys a current resident population of 11,444 persons per the 2016 Census further enhanced by a Rural Area population of 26,595 persons per the same Census.

Gallagher's Manor is located at the centre of Tullamore immediately adjacent to Market Square and approximately 65 meters from the Patrick Street/Columcille Street/Church Street/Bridge Street intersection which is the principle junction within the town.

THE PROPERTY

The subject property comprises a ground floor traditional style licensed premises with 8 apartments to upper floors all within a mid-terrace three storey structure with two storey "L" shaped extension to the rear.

The ground floor license premises extends to approx. 206 sqm. comprising a public bar and pool room, ladies and gents toilets with cold room and stores to the rear.

The property benefits from an enclosed beer garden and smoking area to the rear.

The 8 apartments are to first and second floors and enjoy a separate and self-contained entrance from Church Street.

THE OPPORTUNITY

Gallaghers Manor represents an excellent opportunity for a purchaser to acquire a large well located town centre licensed premises with definite scope to re-establish a high volume profitable business.

The upper floor residential accommodation affords additional potential to secure further valuable income through residential lettings.

ACCOMMODATION

Gallagher's Manor	Approx. GIA SQ.M.
Ground Floor	206
Public Bar	
Ladies Toilets	
Gents Toilets	
Pool Room	
Rear Stores & Cold Room	
Separate & self-contained entrance to upper floors from Church Street	
Pedestrian access to rear stores via right-of-way through "Laurelle Plaza"	
First Floor	161
2 x W.C.'s	
1 x En-suite Bedroom	
1 x Disused Kitchen	
1 Bed Apartment (Kitchen, Bedroom & Shower)	
1 Bed Apartment (Kitchen, Bedroom, Shower & W.C.)	
2 Bed Apartment (Kitchen/Living, 2 x Bedrooms, Sitting Room, Shower & W.C.)	
Second Floor	93.74
1 Bed Apartment (Kitchen, Bedroom, Shower & W.C.)	
1 Bed Apartment (Kitchen, Bedroom, Shower & W.C.)	
1 Bed Apartment (Kitchen, Bedroom, Shower & W.C.)	
1 Bed Apartment (Kitchen, Bedroom, Living Room, Shower & W.C.)	
TOTAL	460.74
Outside	
Rear enclosed Beergarden / Smoking Area	

BER DETAILS

Description	BER	BER No.	EnergyPerformance Indicator (kWh/m²/yr)
Gallagher's Manor Licensed Premises	D2	800608051	1127.13
Apartment 1	G	110548971	545.3
Apartment 2	G	110548948	504.08
Apartment 3	E1	110548997	317.78
Apartment 4	E1	110549011	319.29
Apartment 5	G	110596947	563.57
Apartment 6	G	110549052	670.32
Apartment 7	F	110549037	383.32
Apartment 8	G	110596996	533.68

TITLE

Title	Unencumbered Freehold / Long Leasehold
Licence	Ordinary 7-Day Publicans Licence

SOLICITOR

Jeremy Erwin, Hayes Solicitors, Lavery House, 2 Earsfort Terrace, Dublin 2, D02 T625.
Tel: +353 1 662 4747. Email: law@hayes-solicitors.ie

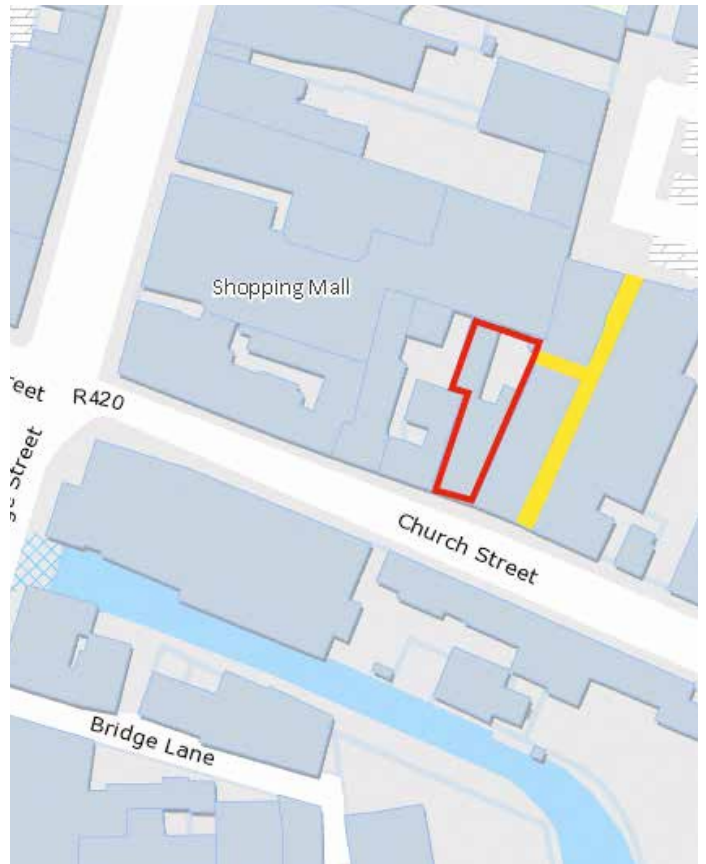
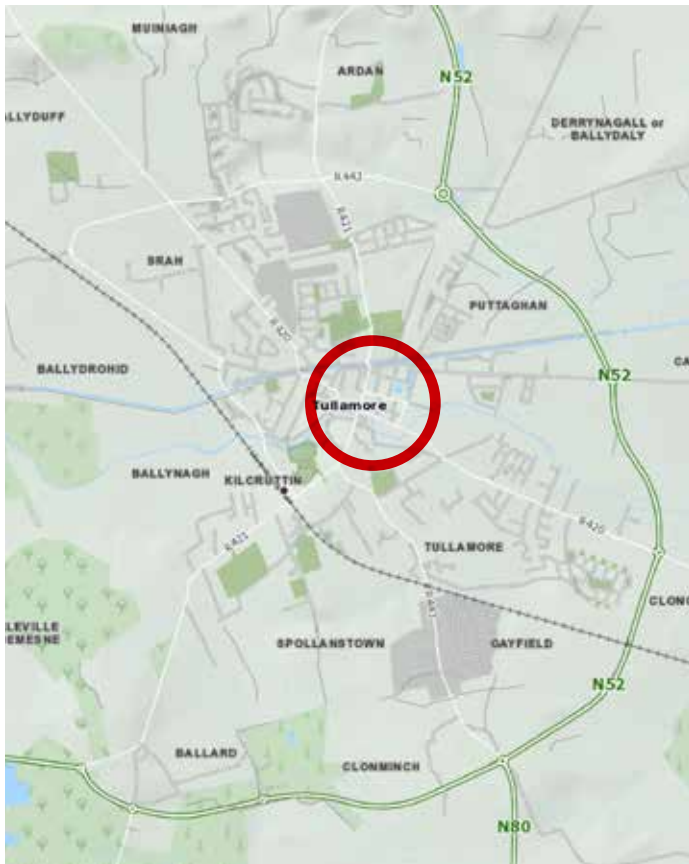
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent 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

COMMERCIAL RATES

Rateable Valuation	€42,000
Rate Multiplier	0.2198
Rateable Valuation 2018	9,231.60



Ordnance Survey Ireland Licence No. AU 0002115. Copyright Ordnance Survey Ireland/Government of Ireland.

DUBLIN

St. Stephen's Green House, Earsfort Terrace, Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

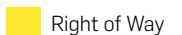
Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@lisney.com

CORK

1 South Mall, Cork, T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

LONDON

91 Wimpole Street, London, W1G 0EF, UK
Tel: +44 (0)203 714 9055
Email: london@lisney.com



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. Lisney PSRA No. 001848. Morrissey's PSRA No. 003921.

