

SUBSTANTIAL TOWN CENTRE LOCK-UP LICENSED PREMISES

BRÚ HOUSE, EYRE STREET / GEORGES STREET, NEWBRIDGE, CO. KILDARE



01-676 5781

- Opportunity to acquire a substantial town centre
 Licensed Premises extending to approx. 677 sqm GIA
- Comprising bar, lounge, function and beer garden accommodation presented throughout in turn-key trading condition enjoying a traditional style fit-out
- Affording ideal scope to establish a quality food and beverage offering that can be enjoyed and sustained throughout the year



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LOCATION

Newbridge is an important and established commercial town located approximately 48 km from Dublin accessed via the M7 Motorway; 10 km from Kildare, 11km from Naas, 39 km from Celbridge & 38km from Maynooth, all of which are important commuter towns surrounding Dublin City and County.

The town is the largest in County Kildare enjoying a population in excess of 22,700 per the 2016 Census and is regarded as the commercial capital of Kildare and enjoys excellent transport links including Mainline and Commuter Rail services, Public and Private Bus networks and excellent road infrastructure.

THE PROPERTY

BRÚ House enjoys a commanding corner trading position at the junction of Eyre Street and Georges Street. The property is located within the commercial core of Newbridge immediately adjacent to Main Street and the renowned White Water Shopping Centre and within the focal point for Retailing, Business, Banking and Entertainment.

BRÚ House licensed premises extend to approx. 677 sq.m. GIA currently laid out with separate public bar and lounge bar accommodation to ground floor level complemented by function lounge and kitchen accommodation to first floor level. Stores are located to basement level with drop hatch delivery access from Eyre Street and the premises enjoy the benefit of an enclosed rear feature beer garden area.

The property is presented throughout in turn-key condition enjoying a traditional style fit-out requiring little capital expenditure having been extremely well maintained by the operator.

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ACCOMMODATION

Description	GIA Sqm Approx
Ground Floor	287.57
Public Bar	
Lounge Bar	
Ladies Toilets	
Gents Toilets	
Disabled WC	
First Floor	348.52
Lounge Bar	
Kitchen	
Managers Office	
Ladies Toilets	
Gents Toilets	
Basement	41.40
Cold Room & Bottle Stores	
Drop-hatch delivery access from Eyre Street	
Total	677.19
Outside	
Enclosed Rear Beer Garden	71.16









TITLE

Title	Freehold
Licence	Ordinary 7-Day Publicans Licence
Lease	A portion of the Beer Garden area is occupied under an occupation lease for a term of 4 years and 9 months from 01/08/2016 at an annual rent of €5,000 p.a. excl.

COMMERCIAL RATES

Property No	1737754
Rateable Valuation	€47,000
Rate Multiplier	0.2246
Rates Bill 2018	€10,556.20

BER DETAILS

BER Rating G.

BER No: 800663817. EPI: 1745.64 kWh/m2/yr.

SOLICITOR

Áine Lee, Eversheds Sutherland,

One Earlsfort Centre, Earlsfort Terrace.

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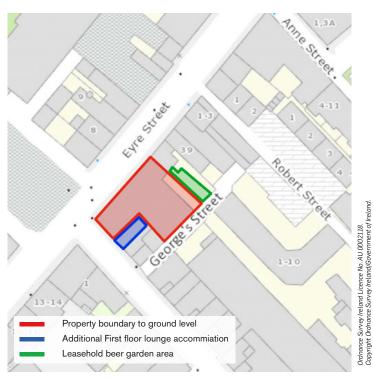
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney. Inventory of Furniture & Effects included in the sale available

upon request.

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