

**Morrissey's**

**Lisney**

FOR SALE

SUBSTANTIAL TOWN CENTRE LOCK-UP LICENSED PREMISES

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

BER G



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





### **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
<b>Ground Floor</b>	<b>287.57</b>
Public Bar	
Lounge Bar	
Ladies Toilets	
Gents Toilets	
Disabled WC	
<b>First Floor</b>	<b>348.52</b>
Lounge Bar	
Kitchen	
Managers Office	
Ladies Toilets	
Gents Toilets	
<b>Basement</b>	<b>41.40</b>
Cold Room & Bottle Stores	
Drop-hatch delivery access from Eyre Street	
<b>Total</b>	<b>677.19</b>
Outside	
<b>Enclosed Rear Beer Garden</b>	<b>71.16</b>



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,  
St. Kevins, Dublin 2.  
Tel: (01) 664 4387  
E-mail: ainelee@eversheds-sutherland.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



DUBLIN

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

