

Long Established (1851) compact yet substantial residential licensed premises

# LENEHAN'S

CASTLECOMER ROAD / BARRACK STREET  
KILKENNY  
CO. KILKENNY

For Sale By Private Treaty as a Going Concern on the instruction of the Vendors whose family have traded here since 1911 and are retiring from the trade

Morrissey's

Lisney



- ♦ Unique opportunity to acquire a “Trophy Licensed Premises” situated in the heart of Kilkenny opposite to the James Stephen Barracks and the former livestock mart site.
- ♦ Lenehan's offers ideal scope to establish a valuable food and beverage trade with the requisite capital expenditure.
- ♦ Lenehan's comprises a spacious traditional licensed premises with lounge bar (2 sections), ladies and gents toilets, former kitchen, staff on the ground floor with the benefit of a substantial enclosed yard 180m<sup>2</sup> approx. ideal for external seating alfresco accommodation which would compliment the existing accommodation.
- ♦ This accommodation is boasted by 3 bed family residence overhead (separate access)

BER EXEMPT





JAMES STEPHEN BARRACKS

KNOWLAN PARK

FORMER MART SITE

LENEHAN'S

MCDONAGH JUNCTION

GOVERNMENT BUILDINGS

CINEPLEX

R887

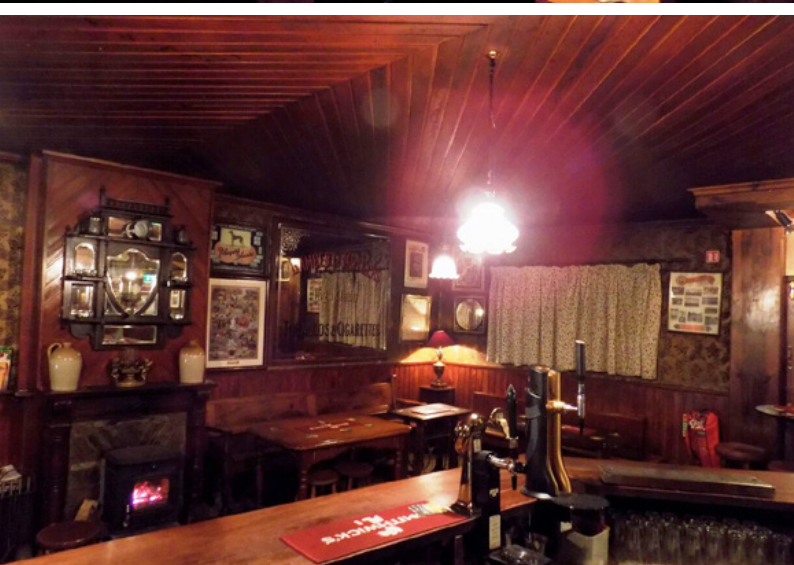
KILKENNY CASTLE



## Location

- Lenehan's is pivotally located at the junction of Castlecomer Road / Barrack Street junction directly opposite Former Mart Site now housing a 10 screen new Cineplex Theatre 4500m<sup>2</sup> with 82 car spaces and opposite the James Stephens Army Barracks.
- Kilkenny is regarded as the “medieval capital” of Ireland and is home to the fourth most popular heritage site in the country being Kilkenny Castle. The city centre is further characterised by its winding narrow streetscapes and laneways together with many buildings of architectural heritage.
- Tourism is one of the principle industries of Kilkenny generating an annual revenue of approximately €100m and the City enjoys a reputation for being one of Ireland's premier tourist attractions.
- The immediate city and environ population of Kilkenny per the 2016 Census is 27,751 representing an 8.6% increase on the 2011 Census statistics.
- Kilkenny city is the commercial focal point for its vast agricultural hinterland and is designated as a “Regional Hub” per the National Spatial Strategy Plan 2002-2020.
- Kilkenny is located within the southern midlands approximately 126km south-west of Dublin, 58km north of Waterford, 145km east of Limerick and 40km south-west of Carlow.
- The city is well served by major transport routes and is accessed via the M9 Dublin to Waterford motorway, also enjoying close proximity to the M7 Dublin to Limerick and M8 Dublin to Cork motorways. Mainline rail services connect Kilkenny direct to Dublin and Waterford and also provide links to Tipperary, Limerick, Cork, Tralee and Galway. Ample public and private bus services also operate out of the city providing road network connections to the surrounding large towns and cities.







# Accommodation

	G.I.A (m <sup>2</sup> )
<b>Ground Floor:</b>	<b>231</b>
Traditional Lounge Bar (2 sections)	
Ladies & Gents Toilets	
Stores	
Bedroom	
Hallway	
<b>First Floor:</b>	<b>117</b>
Residence	
Lounge	
2 x Bedrooms	
Bathroom	
Kitchen	
Office & Toilet	
<b>Basement   Cellar</b>	<b>64</b>
Stores (3 rooms)	
<b>Total:</b>	<b>412</b>
<b>Outside</b>	
Enclosed yard	<b>180</b>
Patio Area (FFL)	<b>35</b>



**Title:** Freehold

**Licence:** Ordinary 7-Day Publican's Licence

**Licensed Premises:**

**RV:** €12,000

**Rate Multiplier:** 0.2000

**Rates Bill:** €2,400

## Private Residence



Viewing strictly by prior appointment with sole agents.  
Copy inventory of furniture and effects available upon request.

### Agents

Tony Morrissey & Shane Markey  
Morrissey's | Lisney  
St. Stephen's Green House  
Earlsfort Terrace  
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### Solicitors

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Messrs Michael J Crotty Solicitors  
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### Accountants

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LENEHAN

**Morrissey's**

**Lisney**

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.