

Long Established Traditional 7day Licensed Premises

# RYAN'S

MAIN STREET, RATOATH, CO. MEATH

For Sale By Private Treaty

**Morrissey's**

**Lisney**



- ◆ Excellent opportunity to acquire one of 3 Licensed Premises located in the rapidly expanding town of Ratoath.
- ◆ Ryan's offers a discerning purchaser the valuable and unique opportunity to re-establish the voluminous trade Ryan's enjoyed before it closed.
- ◆ Ryan's comprises a spacious (Approx. 478 m<sup>2</sup>) traditional Licensed Premises with Public Bar, Lounge Bar, Ladies and Gentlemen's toilets for each augmented by dining and small function room areas with kitchen and requisite storage areas on the ground floor.
- ◆ The first floor accommodation (which was formerly the Residence) comprises 4 rooms and is now used as storage.



## Location

- ♦ Ryan's is pivotally located in the heart of Ratoath on the Main Street directly opposite the Catholic church and adjoining Corballis Neighbourhood Shopping Centre and other associated neighbourhood users.
- ♦ Ratoath is an established Town located to the South-East of County Meath c. 8kms North-West of its border with County Dublin and c. 26kms North West of Dublin City Centre and easy access to the M2 or M3 motorways.
- ♦ Surrounding Villages and administrative / commercial quarters are Ashbourne located c. 6.6kms to the East, Dunshaughlin located c. 6.8kms to the West and Navan located c. 25.3kms to the North.
- ♦ Due to its proximity to Dublin, Ratoath has become a popular and established commuter district to the City which has born witness to considerable residential and commercial development in the last twenty years as evidenced by the most recent population increase of 4.9% from 10,561 persons per the 2011 Census to 11,079 persons per the 2016 Census.





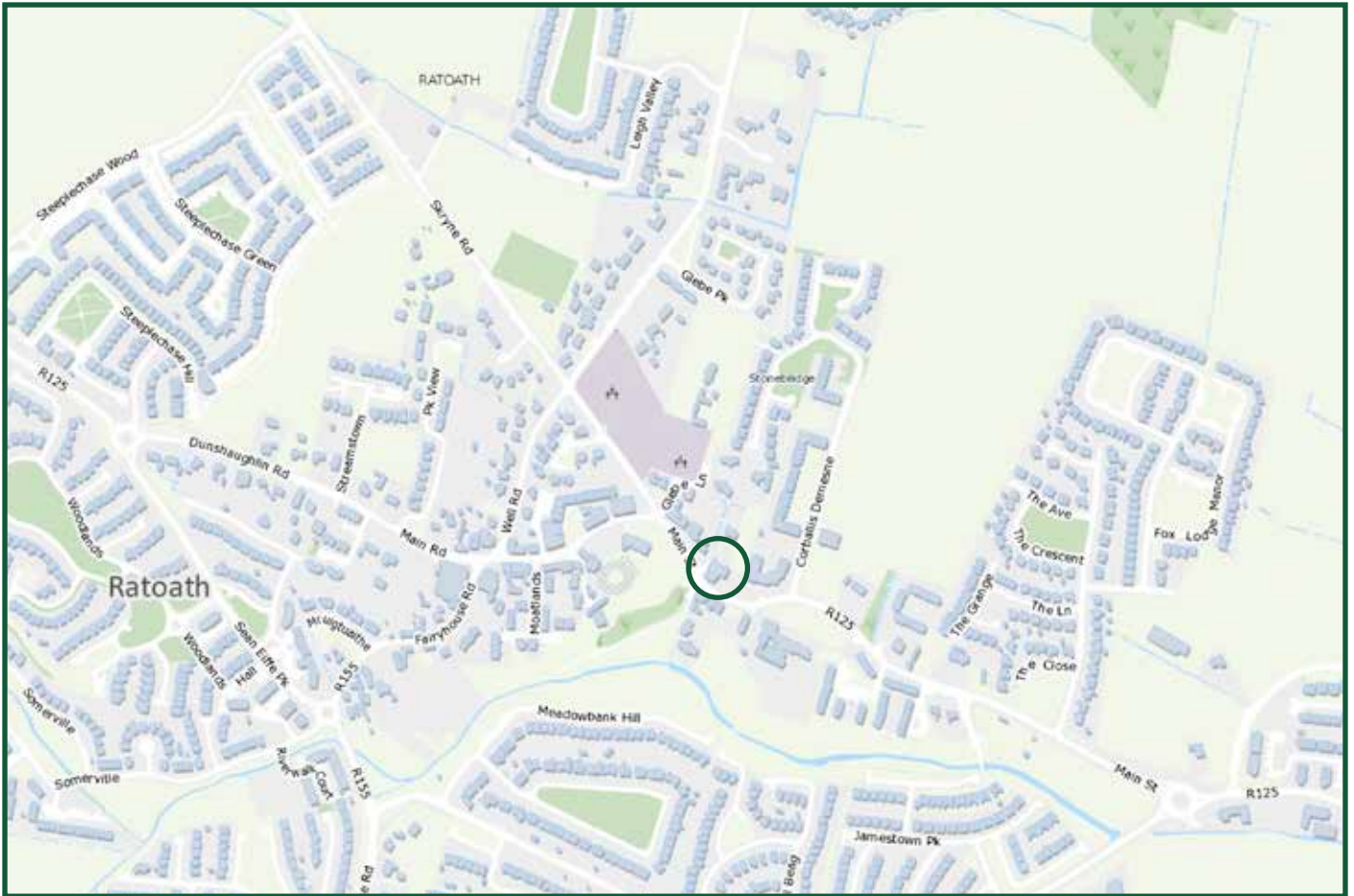


# Accommodation

	G.I.A (m <sup>2</sup> )
<b>Ground Floor:</b>	<b>412m<sup>2</sup></b>
Public Bar	
Ladies & Gentleman Toilets	
Stores and Cold Rooms	
Lounge Bar	
Ladies & Gentleman Toilets	
Dining Area	
Small Function Room	
Toilet Accommodation	
Kitchen	
<b>First Floor:</b>	<b>65.6m<sup>2</sup></b>
Halway	
4 Rooms	
<b>Total:</b>	<b>477.6m<sup>2</sup></b>







<b>Title:</b>	Freehold
<b>Licence:</b>	Ordinary 7-Day Publican's Licence
	<b>Licensed Premises:</b>
<b>RV:</b>	€107.93
<b>Rate Multiplier:</b>	69.625
<b>Rates Bill:</b>	€7,514.63



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

## Agents

### **Tony Morrissey**

Morrissey's | Lisney  
St. Stephen's Green House  
Earlsfort Terrace  
Dublin 2  
D02 PH42  
Tel: (01) 676-5781  
tony@morrisseys.ie

### **Rory Browne**

Morrissey's | Lisney  
St. Stephen's Green House  
Earlsfort Terrace  
Dublin 2  
D02 PH42  
Tel: (01) 676-5781  
rory@morrisseys.ie

## Solicitors

### **Aine Quinn**

Baily Homan Smyth McVeigh  
Solicitors  
6 - 7 Harcourt Terrace  
Dublin 2  
D02 P210  
Tel: (01) 440-8300  
aquinn@bhsm.ie

### **BER Info**

BER: D1

BER No: 800692394

E.P.I.: 1089.96 kWh/m<sup>2</sup>/yr

Morrissey's

Lisney

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