

Morrissey's

Lisney

FOR SALE

LONG ESTABLISHED, WELL KNOWN AND SPACIOUS 7-DAY LICENSED PREMISES & RESTAURANT TOGETHER WITH FORMER

## HEENEY'S U DROP INN, NAVENNY STREET, BALLYBOFEY, CO. DONEGAL



01-638 2700

- For Sale by Private Treaty as a Going Concern on behalf of the Heeney Family who have traded very successfully for 59 years and are now retiring from the trade
- Unique opportunity to acquire a long established licensed complex extending to approx. 1,442 sqm GIA in the heart of Ballybofey
- Enjoys a very steady voluminous annual turnover with very real potential to exploit and expand the established business





### **LOCATION**

Ballybofey is a well known town located on the south bank of the river Rinn in County Donegal and enjoys a current population of 4,852 in 2016 census and is 22Km from Letterkenny, 28Km from Donegal Town and 2Km from Strabane.

Heeney's is strategically located in the heart of the town of Ballybofey which is renowned for the Balon Arts Centre, McElhinney's and of course the grounds of Finn Harps Football Club.

### **THE PROPERTY**

Heeney's The U Drop Inn comprises a spacious licensed complex comprising a Public Bar and Lounge Bar, with Restaurant and Function Room on the ground floor complimented by the requisite kitchen, service and storage accommodation.

The first floor comprises a former self-contained night club with separate access.

The above accommodation is complimented by a large tarmacadam carpark and spacious enclosed yard area.

Heeney's also enjoys the benefit of a spacious residence comprising 3 reception rooms, 5 bedrooms and storage areas.



**ACCOMMODATION**

Description	Approx GIA
<b>Ground Floor</b>	<b>486 sqm</b>
Public Bar	
Lounge Bar	
Ladies & Gents Toilets	
Restaurant	
Diamond Suite	
Ladies & Gents Toilets	
Kitchen Area	
Stores	
<b>First Floor</b>	<b>460 sqm</b>
Former Nightclub	
Ladies & Gents Cloakrooms	
Storage Areas	
<b>RESIDENCE</b>	
<b>Ground Floor</b>	<b>65 sqm</b>
Living Room	
Utility Room	
Kitchen	
Stores	
<b>First Floor Return</b>	<b>25 sqm</b>
Former Kitchen	
Bedrooms	
Stores	
<b>First Floor</b>	<b>65 sqm</b>
Living Room	
4 x Bedrooms	
<b>Attic Storage</b>	
3 x Rooms	
<b>Total Area</b>	<b>1,101 sqm</b>
<b>Outside</b>	
Large Tramacadam Carpark	
Enclosed yard area	



**TITLE**

<b>Title</b>	Freehold / Long Leasehold
<b>Licence</b>	Ordinary 7-Day Publicans Licence
<b>Rateable Valuation 2019</b>	€222.20
<b>Rate Multiplier 2019</b>	71.81
<b>Rates Bill 2019</b>	€15,956

**BER DETAILS**

BER Rating EI. Ber No: 80063880I. EPI: TBC kWh/m2/yr

**SOLICITOR**

Kate O Mahony  
 Donegal Street, Ballybofey, Co. Donegal  
 PH 074-913-1010 E Mail komahony@vpmcmullin.ie

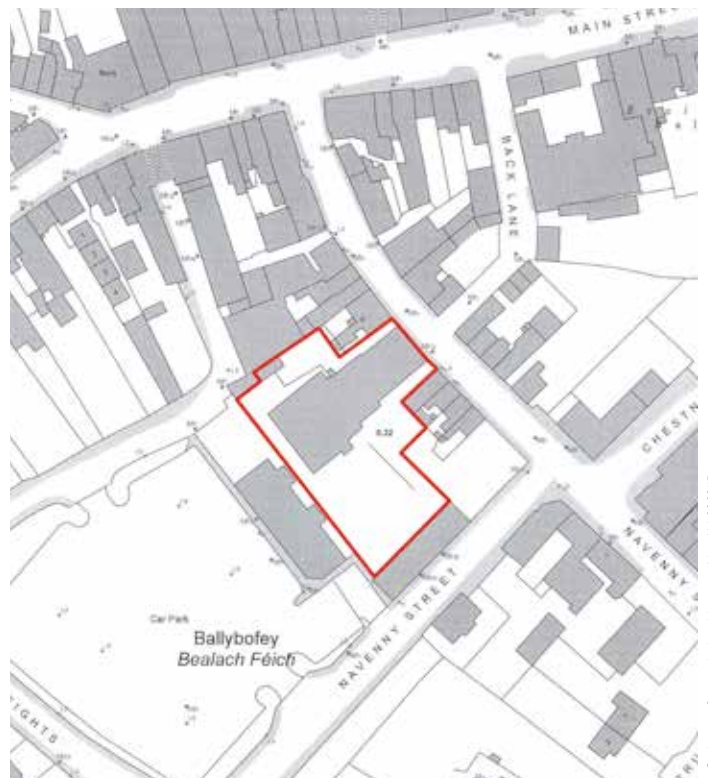
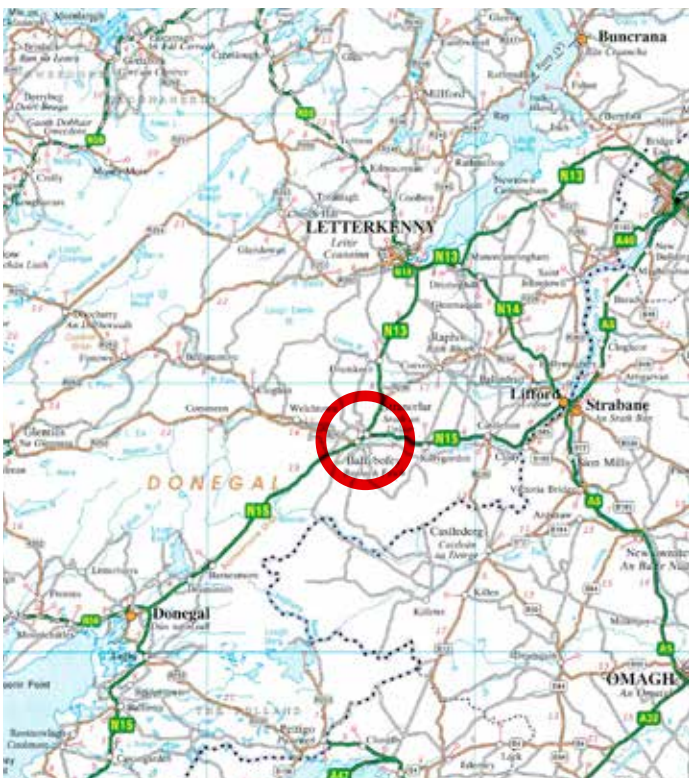
**ACCOUNTANT**

McDevitt & Co., Market House,  
 Market Square,  
 Letterkenny, Co. Donegal  
 Tel: +353 (0)74 912 2188 E: bridget@macrory.ie

**FURTHER INFORMATION / VIEWING**

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

Tony Morrissey 01-638 2700 tmmorrissey@lisney.com



**DUBLIN**

St. Stephen's Green House,  
 Earlsfort 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.

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.

