

Morrissey's

Lisney

TO LET

TOWN CENTRE LOCK-UP LICENSED PREMISES
TO LET ON NEW MODERN COMMERCIAL LEASE TERMS

THE FIVE LAMPS (WITH ADJOINING ACCOMMODATION)
49-50 SOUTH MAIN STREET, NAAS, CO. KILDARE

BER E2



01-676 5781

Opportunity to lease a pivotally located town centre lock-up licensed premises immediately adjacent to the exciting Naas Town Centre Shopping Centre Development presenting an excellent opportunity to create and operate a licensed premises within the commercial & retailing core of Naas affording considerable potential to enjoy a lucrative year-round trade.





LOCATION

Naas is the capital town and central administrative core of County Kildare also serving as an important residential hub to Dublin City and its surrounding hinterland.

Naas enjoys a combined urban & rural population per the 2016 census of 23,066 persons bolstered by a municipal district population of almost 50,000 persons.

The subject property is centrally positioned within the commercial heart of Naas Town Centre enjoying prominent frontage to South Main Street immediately adjacent to Naas Courthouse and Naas Town Hall complemented by a host of surrounding commercial occupiers including banking, office, retail and pharmacy together with numerous café, restaurant and complementary licensed premises and hospitality operators.

Importantly these licensed premises are bounded to the rear by the Naas Shopping Centre development, now under the ownership of The Roche Group who are actively engaged in finalising construction and reconfiguration. When complete it will provide valuable mixed use space and the additional potential to generate pedestrian and customer business from retail units and a large supermarket anchor as well as a first floor medical care centre, offices and over 700 car parking spaces.

THE PROPERTY

The subject properties enjoy an excellent town centre trading position diagonally opposite the Naas Courthouse within the focal point for commercial, retailing and entertainment of Naas.

The properties comprise the former renowned Five Lamps licensed premises which are laid out over ground and first floor levels comprising bar and function lounge accommodation complemented by valuable additional accommodation within the rear of the adjoining property of number 50 South Main Street together with an enclosed rear area accommodating cold room and ancillary stores also providing enclosed beer garden and smoking area. Importantly the rear of No. 50 provides excellent potential for the creation of additional retail / dining / function space in accompaniment to the licensed premises.

THE OPPORTUNITY

The Five Lamps and adjoining accommodation provide an excellent opportunity to lease a pivotally positioned town centre lock-up licensed premises capable of enjoying a high-volume year-round annual trade that can be derived from the established commercial and residential populace of Naas

ACCOMMODATION

Description	(C.) SQM
The Five Lamps - 49 South Main Street	
Ground Floor	17.03
First	170.3
Total	340.6
Vacant Premises - 50 South Main Street	
Ground Floor	35.0
First Floor	35.0
Second Floor	35.0
Total	105.0
External Accomodation	
Enclosed rear yard & smoking area	104
Cold Room & Bottle Stores	26



TITLE

Title	Freehold
Licence	7-Day Publican's Licence

COMMERCIAL RATES

NUMBER 49

Rateable Valuation	€33,600
Rate Multiplier	0.2246
Rates Bill 2021	€7,546.56

NUMBER 50

Property not Rated

BER DETAILS

E2
1536.7 (kWh/m2/yr)

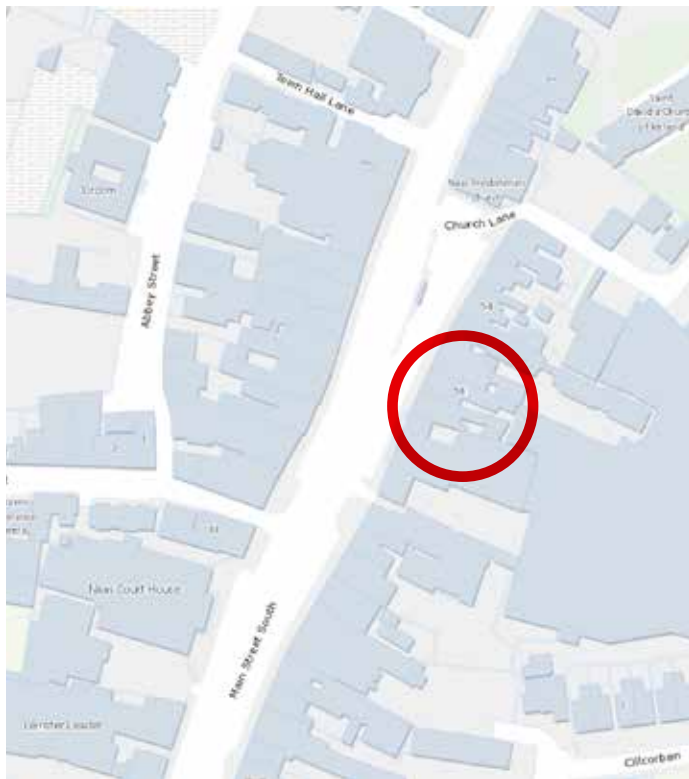
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

Inventory of Furniture & Effects included in the sale available upon request.

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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.

