

Morrissey's

Lisney

THE EAGLE HOUSE

Dundrum Village
Dublin 14

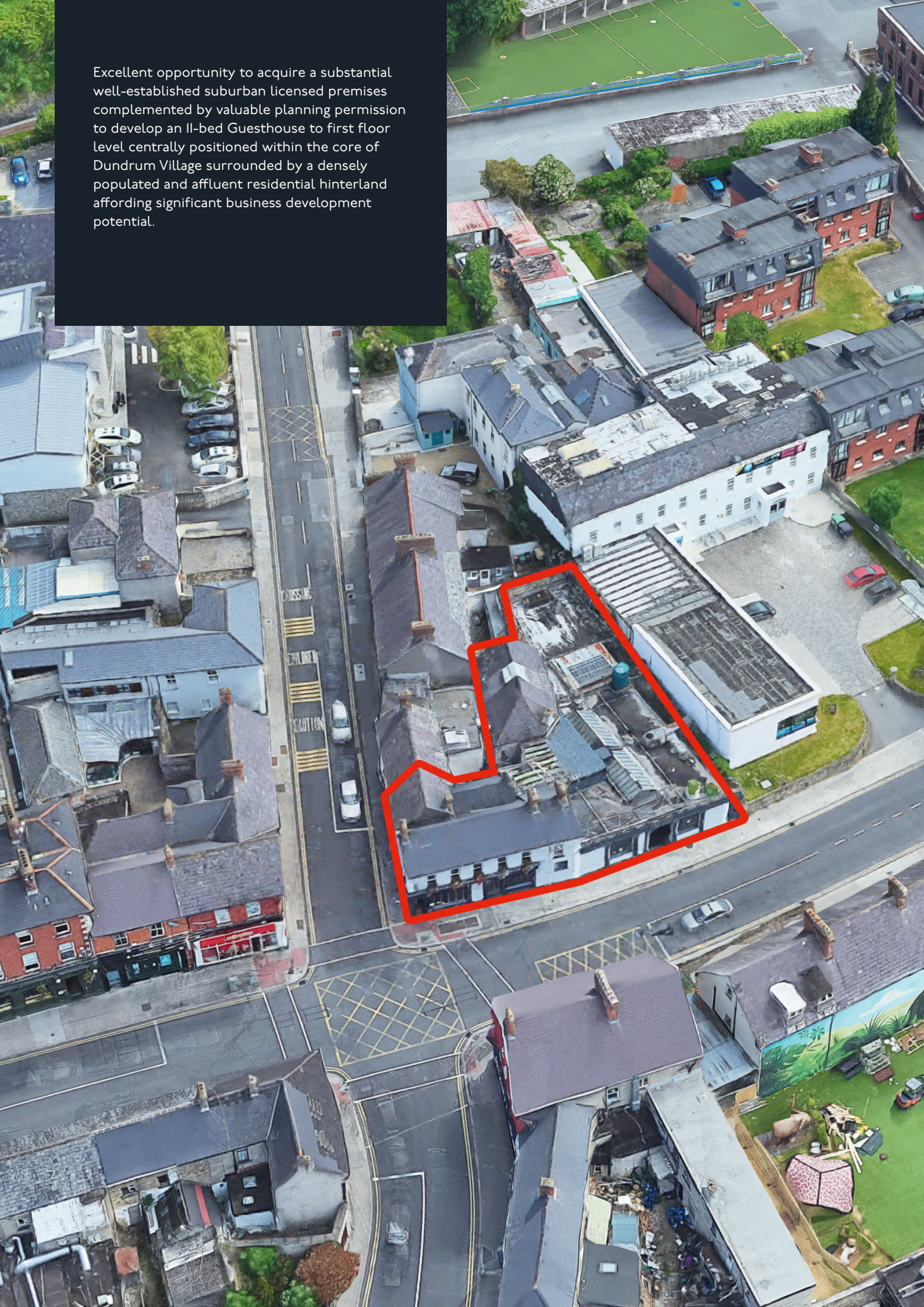
Prominent South Suburban Residential Licensed Premises



BER D1

FOR SALE BY PRIVATE TREATY AS A GOING CONCERN

Excellent opportunity to acquire a substantial well-established suburban licensed premises complemented by valuable planning permission to develop an 11-bed Guesthouse to first floor level centrally positioned within the core of Dundrum Village surrounded by a densely populated and affluent residential hinterland affording significant business development potential.



Location

The Eagle House occupies a prominent corner trading position at the junction of Kilmacud Road Upper, Sandyford Road and Main Street at the centre of Dundrum Village opposite the renowned Dundrum Town Centre shopping centre.

The immediate area has benefitted from recent local authority investment in traffic re-routing and instillation of widened pedestrian pathways coupled with integration of cycle lanes together with the creation of a one-way vehicular traffic route along the lower Sandyford Road section thereby making the immediate area surrounding these licensed premises more pedestrian friendly.

The district is a central hub and focal point for recreation and entertainment to the surrounding densely populated neighbourhoods of Milltown, Clonskeagh, Goatstown, Sandyford, Ballinteer and Rathfarnham.

The Property

The Eagle House comprise a prominent corner part two storey and part single storey structure laid out with Licensed Premises to ground floor level complemented by external patio smoking area and stores to the rear together with a self-contained former residence to first floor extending to nine rooms.

The licensed premise accommodation comprise a compact traditional style public bar complemented by a large contemporary lounge.

Planning Permission

Planning Permission Order Number P/1517/18 was granted on the 3rd July 2018 for the creation of a new set-back entrance with external terrace to Sandyford Road together with internal works including extension of the kitchen area complemented by reconfiguration of the existing former residence to first floor level with the development of a new first floor area above the existing single storey fronting Sandyford Road which combined will provide eleven en-suite guest rooms complemented by the necessary stores and a rear decking area.

The Opportunity

The Eagle House represents an excellent opportunity to acquire a prominent, well-established suburban licensed premises centrally positioned within the commercial, retailing and entertainment hub of Dundrum benefitting from excellent transport facilities inclusive of the LUAS Green Line in a district that has undergone extensive development and expansion in the past decade.

These licensed premises are currently operated on conservative lines thereby affording considerable potential to reposition and develop the existing business with the added potential to capitalise on the valuable planning permission secured for the development and expansion of the property with guest accommodation overhead representing an ideal opportunity to generate an additional income stream.

Accommodation

	SQM
Ground Floor	400
Public Bar	
Lounge	
Kitchen	
Ladies Toilets	
Gents Toilets	
Stores	
Residence Entrance	
First Floor	155
Former Residence (9 rooms)	
Total	555

BER DETAILS

BER: D1

EPI: 1,015.28 kWh/M2/yr

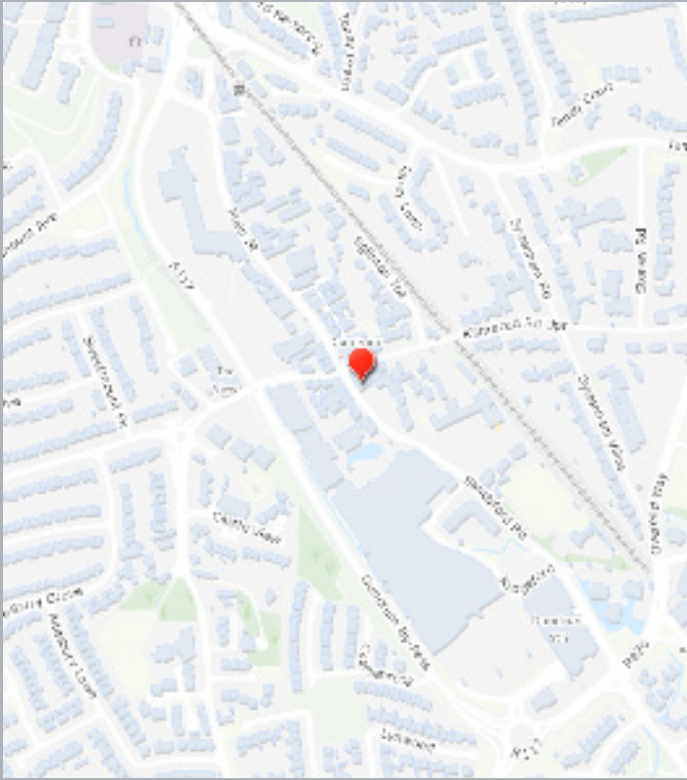


TITLE	
Title	Freehold
Licence	7-Day Ordinary Publican's Licence

COMMERCIAL RATES	
Rateable Valuation	€85,000
Rate Multiplier (ARV)	0.1732
Rates Bill 2019	€14,722







THE EAGLE HOUSE

Dundrum Village
Dublin 14

Prominent South Suburban Residential Licensed Premises

SOLICITOR

Francis O'Doherty
Bourke & Company Solicitors
171 Drimnagh Road
Drimnagh
Dublin 12
T: +353 (0)1 456 1155
E: reception@bourkesolicitors.com

ACCOUNTANT

Donal Cronin
Cronin & Co.
Chartered Certified Accountants
Statutory Auditors & Taxation Consultants
1 Terenure Place
Terenure
Dublin 6W
t: +353 1 490 1670
e: info@croninco.ie

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agents.

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

Rory Browne
+353 86 806 8933
rbrowne@lisney.com

Tony Morrissey
+353 86 255 8316
tmorrissey@lisney.com



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.