

**Morrissey's**

**Lisney**

FOR SALE

LANDMARK LONG ESTABLISHED (1750) LICENSED HOTEL PREMISES WITH  
11 BEDROOMS ON APPROX. SITE OF 0.5HA IN THE HEART OF ENNISKERRY VILLAGE.

## POWERSCOURT COUNTRY HOUSE ENNISKERRY VILLAGE, ENNISKERRY, CO. WICKLOW

BER EXEMPT



01-638 2700

- The Powerscourt Country House comprises a spacious yet compact licensed complex (approx. 1,111 sqm) comprising Public Bar, Lounge Bar / Restaurant, Small Function Room / Meeting Room, Rotisserie / Deli together with the Requisite Storage and Service Accommodation on the Ground Floor.
- The Upper Floors house 11 en suite bedrooms.
- Enclosed alfresco beer garden and eating areas and spacious car park.





## LOCATION

The subject property is in the townland of Bray, Co. Wicklow, approx. 28.7 kms south of Dublin City Centre. Enniskerry is situated on the Glencullen River in the foothills of the Wicklow Mountains, just 5 minutes south of the Dublin border and some 25 km (15 mi) south of Dublin city centre. The R117 road, colloquially known as "The Twenty-One Bends" connects the town to the main N11 road to Dublin. The 185 Dublin Bus route connects the village hourly to Bray, the nearest large town. The village is also a much sought after well-established residential district.

The population of Enniskerry is 2,894 persons and Wicklow County has a population of 142,332 persons as per the 2016 Census (Central statistics Office).

The Enniskerry district boasts many attractions both in the Village and in the nearby vicinity. Ranging from the famous Powerscourt House and Gardens, Powerscourt Waterfall to the Glencree Valley. Enniskerry is an ideal destination to explore County Wicklow famously known as 'The Garden of Ireland'.

The Village also houses the famous Powerscourt Golf Course and is very popular for those who enjoy other outdoor pursuits such as Hill-Walking, Horse Riding, Tennis, Football, Gaelic football etc.

Bray approx. 6.1 kms, Greystones c. 10.3kms, Wicklow Town c. 29.1 kms, Dun Laoghaire Port approx. 17.4 kms, Dublin Port approx. 22.3 kms and Dublin Airport (via the M50) approx. 47 kms.

## THE PROPERTY

The Powerscourt Country House is an imposing, spacious yet compact licensed complex predominately of two storey construction with single storey extensions extending to approx. 1,111 sqm comprising reception area, lounge bar / restaurant, public bar, small function room, Rotisserie/Deli, and fully fitted equipped kitchen together with requisite storage and service facilities on the ground floor.

There are 11 bedrooms on the first floor.

Outside there are two spacious al fresco beer garden and eating areas with excellent car park.

The above accommodation is situated on a spacious triangle site of approx. 0.5 Ha.



## THE OPPORTUNITY

### 1. Existing Use – trading for numerous decades

The Powerscourt Country House has been trading for 7 decades as a very well-known boutique hotel in the heart of Enniskerry Village.

The property has wonderful potential to extent the current offering by increasing the number of bedrooms which will augment the valuable exiting business derived from the food and beverage operations.

The addition of the Rotisserie / Deli and the al fresco areas have driven the business in the last 18 months.

### 2. Alternative Use / Re - Development

Clearly due to the property's location and approx. site area of 0.5 ha located within an area zoned Objective TC Town Centre 'To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation.' under the Wicklow County Development Plan 2016-2022 ,the property offers significant and excellent re-development opportunities (subject to planning permission).

The unique location and site size in the heart of the village rarely come available and therefore will be of serious interest to investors developers alike.

## ACCOMMODATION

Description	Sqm
<b>Ground Floor</b>	<b>698</b>
Public Bar	
Hotel Lobby	
Rotisserie / Deli	
Lounge Bar/Restaurant	
Small Function Room	
Kitchen	
Ladies & Gents Toilets	
Stores	
<b>First Floor</b>	<b>413</b>
Il en suite Bedrooms	
<b>Total</b>	<b>1,111</b>
<b>Outside</b>	
Beer Garden and Alfresco eating areas	
Excellent hardcore car park	



TITLE	
Title	Freehold
Licence	7 Day publicans licence
COMMERCIAL RATES	
Rateable Valuation	€63,200
Rate Multiplier	0.2170
Rates Bill 2018	€13,714.40

### BER DETAILS

BER Rating: Exempt

### SOLICITOR

Gillian Lynch,  
E F Collins LLP, Temple Chambers,  
3 Burlington Road, Dublin 4, D04 RD68  
01-202 6413 | glynch@efc.ie

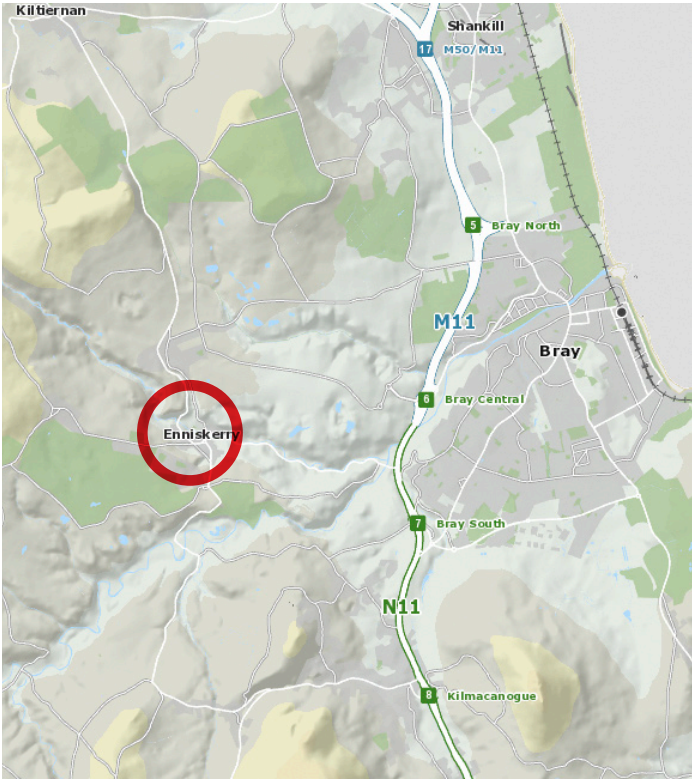
### ACCOUNTANT

Angus Donohue,  
BMOL Accountants,  
Suite 4, Eden Gate Centre, Farrenkelly,  
Delgany, Co Wicklow, A63 WY44  
087-251 2313 | angus.donohue@bmol.ie

### FURTHER INFORMATION / VIEWING

Further information and viewings strictly by appointment  
with the sole selling agents Lisney.

Tony Morrissey | 01 638 2700 | tmmorrissey@lisney.com  
Ryan Connell | 01 638 2700 | rconnell@lisney.com



Ordnance Survey Ireland Licence No. AU 000219.  
Copyright Ordnance Survey Ireland/Government of Ireland.

### 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

I South Mall,  
Cork,  
T12 CCN3  
Tel: +353 21 427 5079  
Email: cork@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.

