

Morrissey's

Lisney

FOR SALE

LONG ESTABLISHED SOUTH SUBURBAN 7 DAY LICENSED PREMISES WITH VALUABLE ADJOINING RESIDENTIAL INVESTMENT

## THE KCR HOUSE - 324 / 326 KIMMAGE ROAD LOWER, TERENCE, DUBLIN 6W



01-638 2700

- On our client's instructions who acquired the subject property in October 2000
- Excellent opportunity to acquire a long established south suburban licensed premises complimented by valuable adjoining residential investment (324 Kimmage Road Lower) surrounded by a mature residential hinterland from where the valuable business enjoyed is derived





### **LOCATION**

The KCR House licensed premises occupies a prominent trading position on the Kimmage Road Lower adjacent to the renowned Kimmage Cross Roads.

The immediate area is predominantly residential in character augmented by the local neighbourhood, commercial and retailing concerns.

### **THE PROPERTY**

#### **Licensed Premises**

The KCR House comprise a two storey end of terrace commercial building with part single storey extension to the rear, currently laid out with a traditional licensed premises on the ground floor augmented by the requisite storage and service accommodation together with a smoking area to the rear. The above accommodation is bolstered by first floor former lounge bar with ladies and gents toilets currently unused.

The first floor enjoys full planning permission for a spacious approx. 97m<sup>2</sup> two bedroomed apartment.

#### **Outside**

- ♦ Rear access.
- ♦ Smoking area to rear.
- ♦ Outside area to front.

### **THE OPPORTUNITY**

The KCR House were most recently leased out for 4 years 9 months from May 2017 at a passing rent of €117,000 per annum. The lease has just expired in March 2022.

There is a unique opportunity for either an owner operator to acquire and continue and drive the existing business with the introduction of a food offering (kitchen on the premises but not used) or alternatively for an investor to acquire the property and re-lease the licensed premises.

There is also opportunity to reopen the unused first floor lounge to further drive the business. Alternatively, this accommodation is ideally suited for conversion to residential for which planning permission is in place.

The adjoining residential property at 324 Kimmage Road Lower enhances the overall offering which enjoys excellent annual income of €35,400 per annum.



**ACCOMMODATION**

Description	Sqm
KCR House Licensed Premises	
<b>Basement Stores</b>	<b>16</b>
<b>Ground Floor</b>	<b>277</b>
Public Bar	
Lounge Bar	
Ladies WC	
Gents WC	
Office	
Spirit Store	
Staff changing & WC	
<b>First Floor</b>	<b>92</b>
Lounge Bar ( currently unused)	
Ladies & Gents Toilets	
<b>Total</b>	<b>385</b>
Outside	
Smoking Area	
Enclosed Yard	

**ACCOMMODATION**

Description
324 Lower Kimmage Road
<b>Apartment 1</b>
<b>Ground Floor</b>
Living Room
Bedroom
Bathroom
Kitchen
<b>Apartment 2</b>
<b>First Floor</b>
Living Room
Bedroom
Bathroom
Kitchen



**TITLE**

Title	Freehold
Licence	Publicans Licence (7-Day Ordinary)

**COMMERCIAL RATES**

Rateable Valuation	€80,000
Rate Multiplier	0.2680
Rates Bill 2021	€21,440

**BER DETAILS**

BER Rating TBC

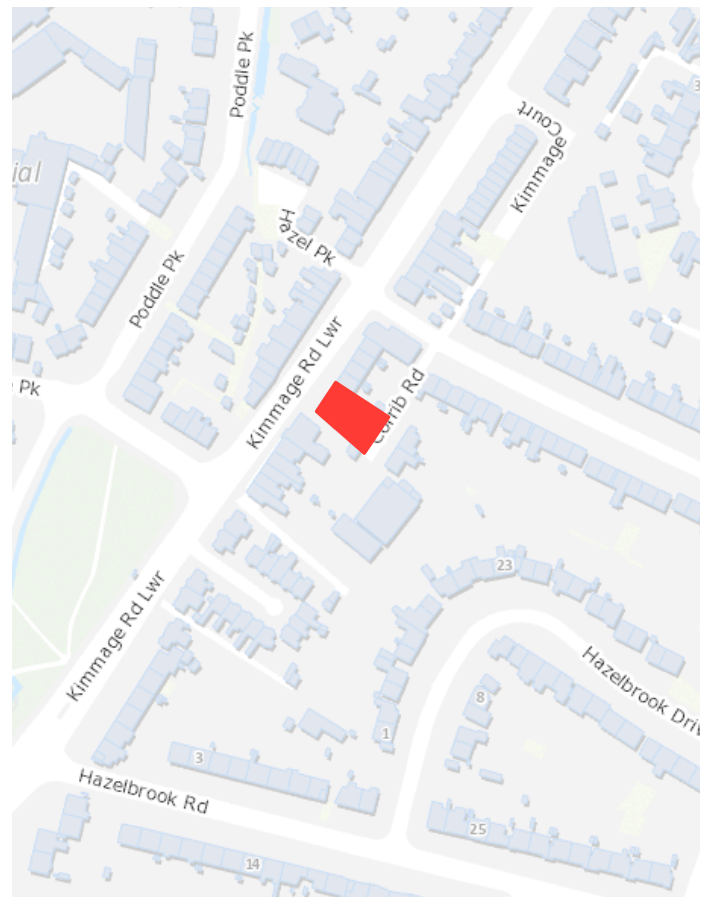
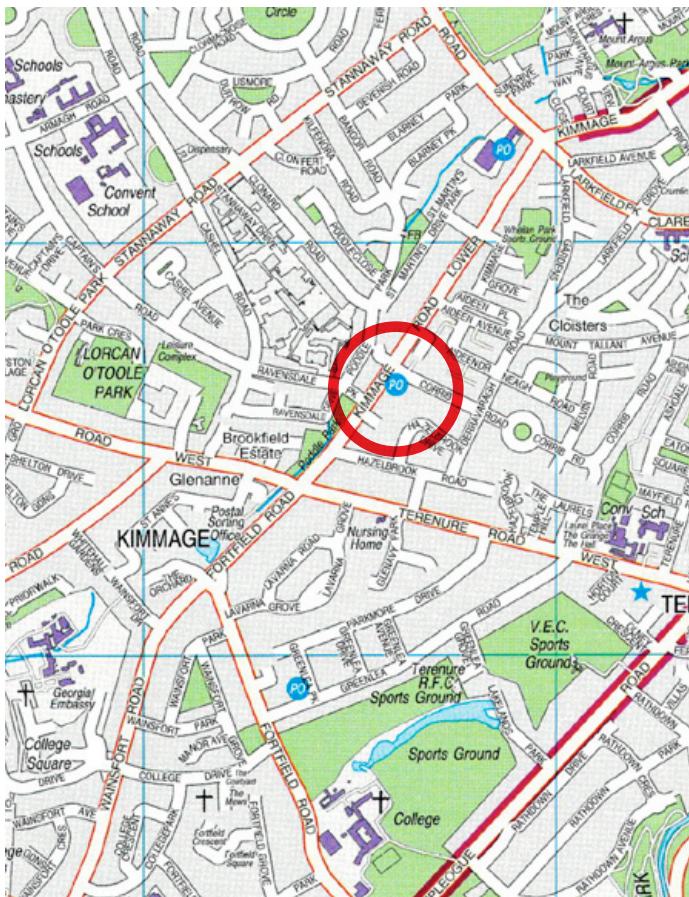
**SOLICITOR**

Graham Hanlon  
Messrs Hanlon & Company Solicitors  
6 Richmond Road, Drumcondra, Dublin, D03 C434  
Phone: (01) 836 9300  
Email: graham@hanlonandco.com

**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 +353 86 255 8316 tmmorrissey@lisney.com  
Rory Browne +353 86 806 8933 rbrowne@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**  
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.



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