



FOR SALE

LONG ESTABLISHED RESIDENTIAL 7 - DAY LICENSED PREMISES

EGAN'S - 14 MAIN STREET LISCANNOR, CO. CLARE



01-638 2700

- For sale by Private Treaty as a Going Concern
- Excellent opportunity to acquire a renowned West of Ireland 7 day Traditional Licensed Premises together with overhead residential accommodation(in need of refurbishment) in the heart of Liscannor Village.



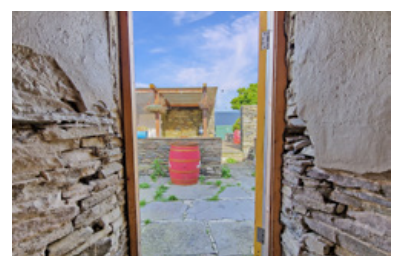


LOCATION

Egan's is located within the central core on the main street of Liscannor which is an established Tourist driven town in county Clare. Egan's is positioned on the R478 connecting Doolin with Lahinch approximately 33kms west of Ennis, 36kms north of Doonbeg, and 60kms north-west of Shannon airport.

Liscannor is an established coastal village enjoying a population of 354 persons per the 2016 Census but furthermore and more importantly benefits from a high volume of both national and international tourist numbers annually.

The many tourist amenities from the Cliffs of Moher ferries from Liscannor pier to the Burren and Burren Way, O'Brien's Tower, Lahinch Championship Golf Course (home of the 2019 Irish Open) and of course the magnificent Wild Atlantic Way which together with the other tourist amenities close by (e.g., Moher Hill open farm and leisure park, Arran Islands) ensure a very strong annual tourist populace is drawn annually to the immediate area.



DESCRIPTION

Egan’s bar is a renowned landmark, licenced premises, set in the coastal fishing village of Liscannor on the stunning Wild Atlantic Way, just 3 km from the Cliffs of Moher and 4 km from the seaside resort of Lahinch.

Egan’s public house set in the heart of this bustling village is famous for its front courtyard sessions, the ambience of a traditional Irish bar with the open fireplace, exposed natural stone walls, and an abundance of local craftsmanship extending to the snug bar and to the open lounge to the rear.

In recent years the extensive rear gardens were modernized to facilitate further outside seating.

To the first floor, while requiring modernization, facilitates a spacious 1 / 2 bedroom residence.

Egan’s bar is an ideal extension to an existing portfolio, or for those seeking to relocate to the West to acquire an existing business and private residence.

ACCOMMODATION

Description	GIA Sqm Approx
Ground Floor	185.11
Main Bar area	
Gents WC	
Ladies WC	
Snug	
Rear Smoking Bar	
First Floor Former Residence	109.08
Outside Areas Beer gardens to Front and rear	
Total	294.19





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TITLE

Title: Freehold / Long leasehold Title

Licence: Ordinary 7 – Day Publicans Licence

COMMERCIAL RATES

Rateable Valuation: €134.00

Rate Multiplier: 75.76

BER DETAILS

BER: F

Rates Bill 2022: €10,151.84

FURTHER INFORMATION / VIEWING

Viewing strictly by prior appointment with joint agents. Full Inventory of Furniture and Effects included in sale will be appended to the contract

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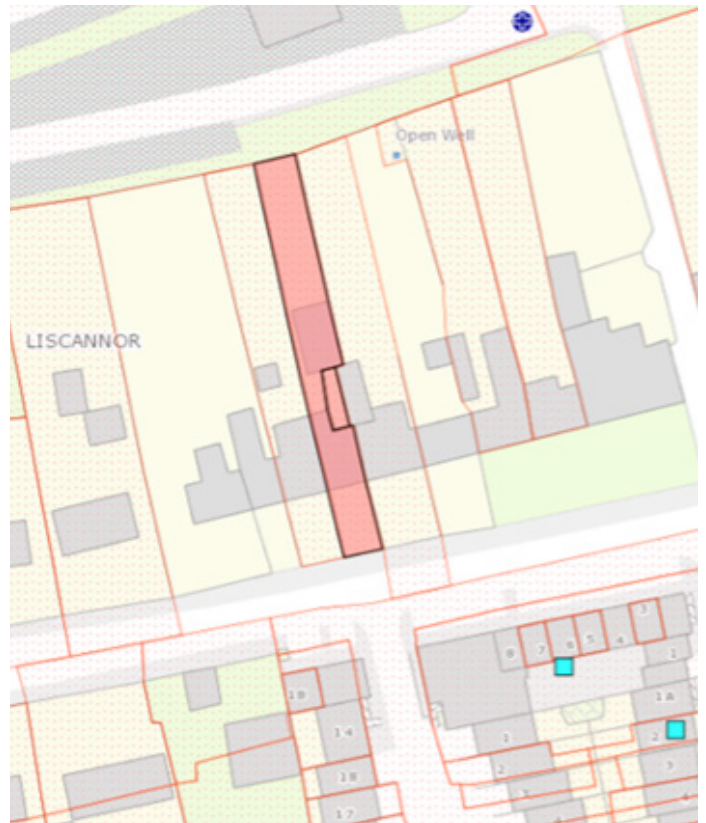
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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the 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. DNG PSRA No. 001416.



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