Morrissey's Lisney

FOR SALE

WELL-APPOINTED, LONG ESTABLISHED, TRADITIONAL RESIDENTIAL 7 DAY LICENSED PREMISES

GEOGHEGAN'S - THE CORNER HOUSE
MAIN STREET, RATHDRUM, CO. WICKLOW

01-638 2700

- Well-appointed traditional style licensed premises together with excellent self-contained overhead residential accommodation.
- Opportunity to acquire a traditional style licensed premises with strong undoubted business development potential.
- Extending to approx. 286 sqm GIA
- Enjoys a prominent corner trading position at the centre of the village.

LOCATION

Rathdrum is a well-known and popular village at the foothills of the Wicklow mountains 60km from the Dublin border and 40km to Gorey. The Corner House enjoys a prominent corner trading position at the centre of the village. As per the 2016 census Rathdrum enjoys a growing population of 1663.

In recent years Rathdrum has benefitted from a large amount of direct commercial and residential investment increasing the population and attracting a large number of tourists during the summer season. Established local attractions that draw considerable domestic tourism to the immediate area include The Hidden Valley Holiday Park, Glendalough, Avondale Forest Park and Clara Lara outdoor funpark.

THE PROPERTY

The Corner House is a well-established traditional licensed premises with a residential dwelling overhead. The property is presented is excellent condition with improvements having been made throughout the years. The property is laid out with separate traditional style public bar and lounge bar to ground floor level complmented by services, stores and a cold room to the rear.

Overhead the residential accommodation is self-contained benefiting from its own separate access comprising of Four bedrooms (one en-suite), Entrance Hall, Kitchen, Sitting room and Bathroom and patio terrace.

Vehicular access is afforded to the property off Back Lane providing access to both the licensed premises and the residence also extending to outhouse stores and yard area.

THE OPPORTUNITY

The Corner House represents an excellent opportunity to acquire a compact traditional licensed premises complmented by a self-contained private residence with the entire presented in turn-key condition throughout.

Business development potential is also afforded off the back of past positive planning history for the conversion of the outhouses to guest accommodation.

ACCOMMODATION

Description	GIA Sqm Approx
Ground Floor	**176**
Public Bar	
Lounge Bar	
Ladies, Gents & Disabled Toilets	
General Stores	
First Floor Residence	**110**
Entrance Hallway	
Kitchen	
Sitting Room	
Dining Room	
4 Bedrooms	
En-Suite	
Bathroom	
Total	**286**

Outside
Vehicular Entrance
Yard Area
Outhouse Stores

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TITLE

Title	Freehold
Licence	Publicans Licence (7-Day Ordinary)

COMMERCIAL RATES

Rateable Valuation	€15,750
Rate Multiplier	0.2170
Rates Bill 2022	€3417.75

BER DETAILS

BER: EI

BER No: 800691271

EPI: 267.27 kWh/m2/yr

SOLICITOR

Shane Johnson

Messrs Nooney & Dowdell

16 Mart Street, Mullingar, Co. Westmeath

Tel: 044 934 8312

FURTHER INFORMATION / VIEWING

Strictly by prior appointment only with the Sole Selling Agents

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

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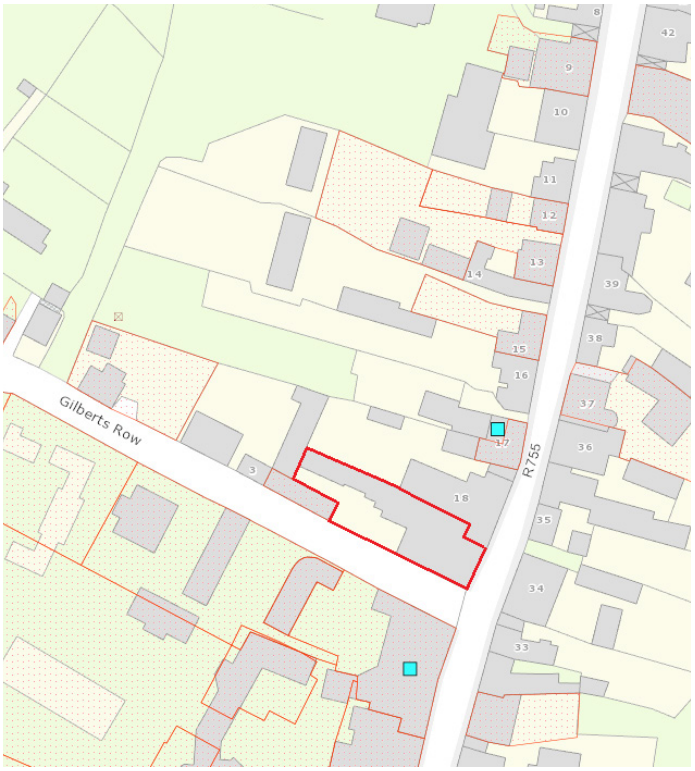

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the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