

Lisney

Prominent South City Residential Licensed Premises

# McGowans

## 174 Harold's Cross Rd

### Harold's Cross-Dublin 6

For Sale by Private Treaty



- Substantial south city licensed premises extending to 4,700 sq.ft over ground floor
- Comprises bar and lounge with fully fitted kitchen and beer garden
- Benefits from €77,000 in rental income from 5 residential units with an additional 2 bedroom apartment and guest bedroom (used for short term lettings)
- Occupies a high-profile trading position within a well-established and densely populated district that is currently receiving significant investment into large residential developments.
- On a site of 0.24 acres / 0.1ha with clear potential for re-development subject to planning

## | Location

McGowans occupies a prominent corner trading position at the junction of Harolds Cross Road, Kimmage Road Lower and Shamrock Villas at the southern end of Harolds Cross Village.

The surrounding area is predominantly characterised by residential neighborhoods along with ground floor retail units along Harolds Cross Road. The Harold's Cross Road is a principal arterial thoroughfare connecting the City Centre with the well-established and densely populated surrounding suburbs of Rathfarnham, Kimmage, Rathgar, Terenure and Templeogue.

The property is located directly opposite both Mount Jerome Church and Graveyard and Harolds Cross Park.

Current nearby developments underway and planned include Marlets Clare Road apartment Scheme of 220 units, The Classic Cinema Site apartment scheme of 91 units and Harold's Bridge Court with 194 units.

## | Description

The subject properties comprise an three adjoining end of terrace two storey buildings of traditional brick and block construction part "A" pitched, tiled roof and part flat roof.

The Licensed Premises enjoys cellar storage at basement level and has been substantially extended over the years to the rear at ground floor level. The internal retail area is laid out with public bar and lounge bar, with two separate toilets blocks, stores and a Kitchen. At first floor there is a two bedroom apartment which is self-contained. Outside there is an enclosed rear beer garden, which wraps around the rear of the two adjoining terrace residential buildings.

The two residential buildings extend over two floors. The properties are currently laid out as five residential units and one guest bedroom utilised for short term lettings. The residential units comprise a one bedroom and 2 studios at ground floor level together with a one bedroom and a two bedroom at first floor level.

The Licensed Premises and overhead residence extends to c. 547.77sq.m. / 5,896sq.ft. GIA (Gross Internal Area).

The Residential accommodation extends to 229.6sq.m. / 2,471sq.ft. GIA (Gross Internal Area).



## | The Opportunity

McGowans represents an excellent opportunity to acquire a prominent, well-established south city licensed premises in a district that has undergone extensive development and expansion in the past decade.

These licensed premises are over a large floor plate and are currently operated on conservative lines

thereby affording considerable potential to reposition and develop the business into a high-volume food and beverage.

The property extends to 0.24 acres on a corner site creating the potential opportunity for a high density re-development subject to planning permission.



## | Accommodation

Licensed Premises	GIA Sq m	GIA Sq ft
Ground Floor	439.57	4,732
Public Bar		
Lounge Bar (Two Sections)		
Stores		
Kitchen		
Ladies & Gents Toilets		
First Floor	72.2	777
Two Bedroom Apartment		
Basement	36	387
Cellar storage	36	387
<b>Total</b>	<b>547.77</b>	<b>5,896</b>

Residential Accommodation	GIA Sq m	GIA Sq ft
176 Harold's Cross Road		
Ground Floor	23	247
Guest Bedroom		
178 Harold's Cross Road		
First Floor	130.4	1,404
2 Bedroom Unit		
1 Bedroom Unit		
180 Harold's Cross Road		
Ground Floor	76.2	820
1 Bedroom Unit		
Studio Unit		
<b>Total</b>	<b>229.6</b>	<b>2,471</b>



## | Outside

Beer Garden / Smoking Area  
Delivery & Service Access

## | Title

Freehold

## | Licence

Publicans Licence (7-Day Ordinary)

## | Commercial Rates

Rateable Valuation €75,000  
Rate Multiplier (ARV) 0.2730  
Rates Bill 2021 €20,475

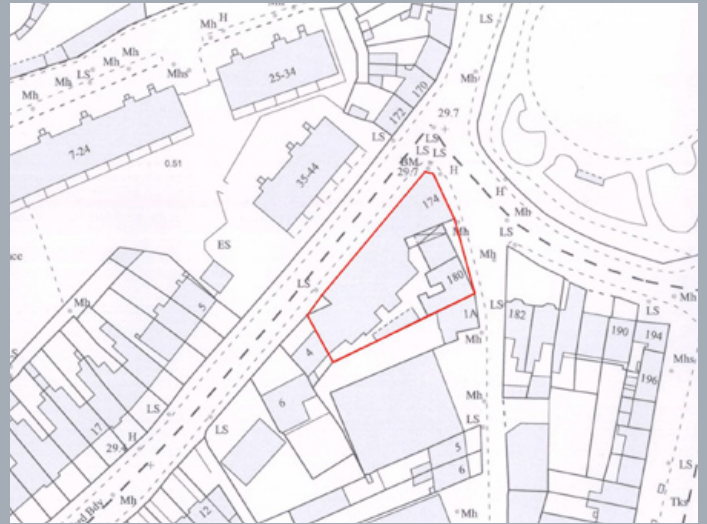
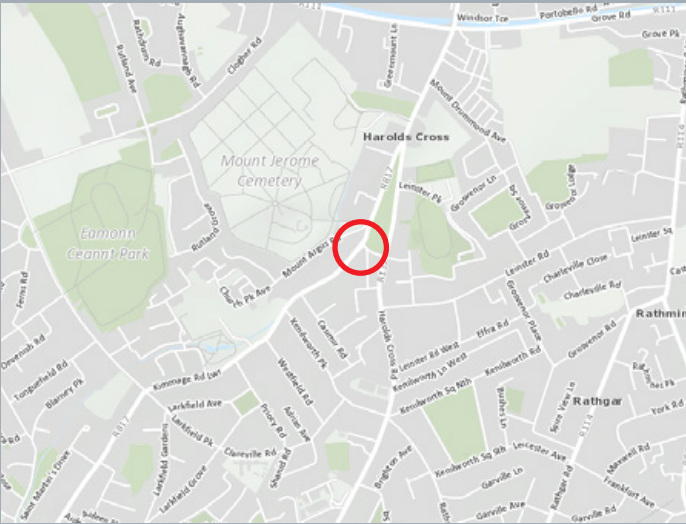
## | BER Details

BER: **BER C1 F**

# McGowans

## 174 Harold's Cross Rd

### Harold's Cross-Dublin 6



## | Solicitor

Joe Ritchie

Donal M. Gahan Ritchie & Co. Solicitors

36 Baggot street Lower

Dublin 2

### 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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**Lisney**

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