

BER EXEMPT

Lisney

COMMERCIAL REAL ESTATE

Sherry
FitzGerald

McCreery



FOR SALE BY PRIVATE TREATY AS A GOING CONCERN

THE PLAYWRIGHT, HIGH STREET, KILKENNY CITY, CO. KILKENNY



Features

- Long established highly regarded Family Run Licensed Premises
- Positioned on the historic High Street (Medieval Mile) within the heart of the Kilkenny city.
- Benefits from shop front onto both St Kieran Street and High Street with outdoor seating on Kieran Street.
- Enjoys established goodwill with scope for further improvement.

Accommodation

THE PLAYWRIGHT ACCOMMODATION	APPROXIMATE SQ.M. GIA
High Street – Ground Floor	69.6
Traditional Style shop front with full width folding windows onto High St.	
Imposing hardwood counter, timber panelled walls and ceiling	
C. 6m frontage to High Street	
Service Kitchen fully equipped	
Ladies WC	
Kieran Street – Ground Floor	137.2
Large public bar with panelled and vaulted ceiling	
Cut stone pillars, alcove table seating and folding windows to Kieran St.	
Open fireplace, several bar counter service points	
Gents Toilets and stairs to upper floors	
Cellar Café with vaulted ceiling and service hatch to Kieran St.	
Cellar Store	68
60 Keg Cold room	
Outdoor	
Seating for C. 36 patrons	
Over C. 26m of frontage onto Kieran St. (a pedestrianised area.)	
First Floor	90.9
Kitchen	
Storage rooms	
Liquor storeroom	
Second Floor	90.8
Admin Office	
3 bedrooms	
Bathroom	
TOTAL	456



Location

Kilkenny has a population of 26,512 per the 2016 census and is situated approximately 120km south west of Dublin, 52km north of Waterford City and 36km south west of Carlow Town. Transport links are provided by the M9 motorway linking Kilkenny with Dublin and Waterford.

Kilkenny City is a medieval city with historic landmarks such as the 12th century Kilkenny Castle that has lead to it being consistently one of Irelands premier tourist destinations.

The city is renowned for its arts and entertainment scene with an eclectic mix of nationally renowned bars, restaurants and hotels. In addition the annual Kilkenny Arts Festival and Cat Laughs Festival both draw significant visitors into the city.

The city is set to further improve with completion of the Abbey Quarter Development which will create a new urban quarter to complement the existing city centre with 14 blocks extending to almost 60,000 sqm (645,000 sqft) of mixed use residential, commercial, retail, education and civic space together with a new 2.5 acre public plaza/urban part at St. Francis Abbey. In addition Kilkenny is also set to gain a state of the art further education and training (FET) college campus which will cater for up to 5,000 students.

The Playwright is strategically positioned on both High Street and St Kieran Street within the medieval core of the city which is famous for shopping and restaurants with high levels of footfall. Kieran Street is the pedestrianised area of the City.

Description

The Playwright is a substantial part three storey part four storey double fronted property with a three storey structure fronting high street which is interconnected with a four storey structure fronting St Kieran St. The property benefits from shopfronts on both High Street (6m) and St Kieran Street (26m).

The Playwright is well appointed and has been maintained to a high standard throughout. The property enjoys a traditional public bar with kitchen at ground floor level from High Street leading to the lower ground floor which is at street level to St Kieran's Street comprising a sizable rear lounge/dining area and the "Cave Café". The first floor comprises of a Kitchen and preparation area with the second floor containing office and stores.

The Opportunity

The Playwright represents a rare opportunity to acquire long established and highly regarded licensed business with significant potential in the heart of Kilkenny City

Title

Freehold / Long leasehold Title

Licence

Ordinary 7 – Day Public Licence

Rateable Valuation

€49,600

Rate Multiplier

2060

Rates Bill 2023

€10,217.60

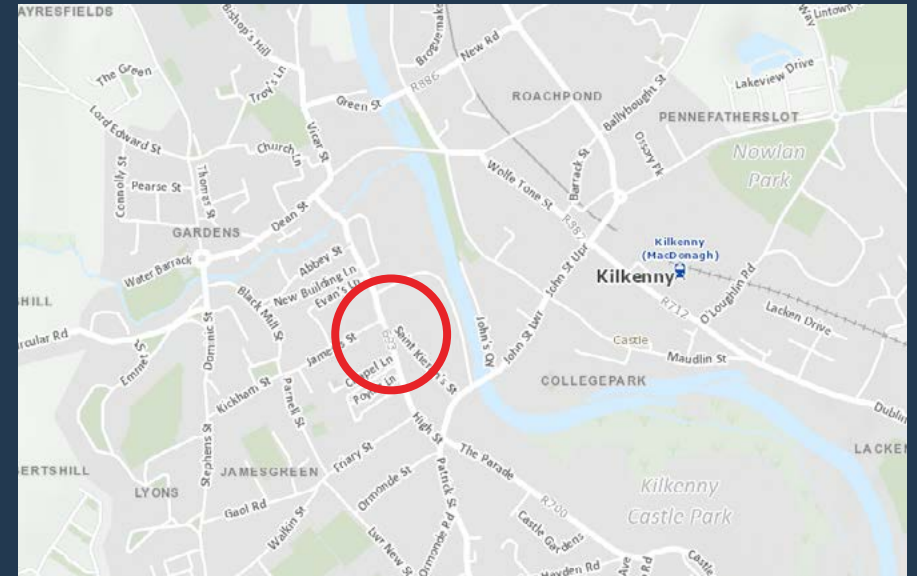
BER Details

BER: Exempt

Solicitor

Messrs Smithwick & Sons Solicitors
43 Parliament Street
Kilkenny | R95 FK1C

Visit Us

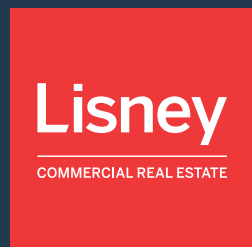


Viewings/Further Information

Full Inventory of Furniture and Effects included in sale will be appended to the contract

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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.