

FOR SALE

Ryan's Arbour House

Dundrum Road, Windy Arbour, Dublin 14

SUBSTANTIAL SUBURBAN LICENSED PREMISES ON 0.15 HA PROVIDING
AN IDEAL REFURBISHMENT OPPORTUNITY ALSO AFFORDING EXCELLENT DEVELOPMENT POTENTIAL.

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ABOUT THE PROPERTY

Excellent opportunity to acquire a sizeable, renowned and long established suburban 7 day licensed premises centrally positioned in the densely populated suburb of Dundrum providing an ideal opportunity to re-establish a high volume food and beverage business due to its excellent location.

Alternatively, given the location of the property within the popular suburb of Dundrum Village, coupled with its position directly opposite the former Central Mental Hospital which enjoys full planning permission for development of 977 residential units (Planning Ref ABP31317622), we believe this property also offers considerable alternative use development potential. The site extends to c. 0.15 hectares / 0.37 acres with approximately 60 meters of road frontage to Dundrum Road.

There is a feasibility study demonstrating the potential for a superb 18 dwelling residential scheme on the site, however it is believed a much higher level of density could be achievable.



LOCATION

The property is strategically located on the west side of Dundrum Road, directly opposite its junction with Mulvey Park Road and the former Central Mental Hospital in the heart of the Dundrum suburban district.

Dundrum is located approx. 8.4 kms from the City Centre and accessed via the R117 which is one of the principal arterial routes servicing the city from the South and South Western suburbs.

The immediate area is well serviced by public transport facilities with LUAS Green Line stations located at Windy Arbour and Dundrum together with a multitude of public bus routes.

Dundrum is located within close proximity of Sandyford approx. 2.6kms, Goatstown c. 1.8kms, Rathfarnham approx. 2.9kms and Stillorgan c. 4kms. University College Dublin (UCD) is located approx. 1km to the east.

Dundrum Town Centre, the largest purpose-built shopping centre in the Republic of Ireland, is located adjacent to these licensed premises and is the focal point of Dundrum, which extends to circa 90,000 sq.m. of retail accommodation and houses more than 120 Retail Outlets, 34 Restaurants & Cafes, 1 Licensed Premises, 1 Nightclub, a 12 Screen Cinema, a 220 seat Theatre and 3,400 car parking spaces.

Dundrum is conveniently located approx. 2kms from the M50 motorway orbital route and approx. 2.6 kms from the Sandyford Business District comprising Stillorgan Industrial Estate, Sandyford Business Estate, Central Park, South County Business Park and Leopardstown Office Park which combined house in excess of 650 companies spread over 150 industry categories.



THE PROPERTY

The property comprises a detached two storey over basement structure with extensive single storey returns.

Internally the property is laid out at ground floor level with Public Bar to the front and Lounge Bar to the rear amply serviced by patron toilets and storage facilities. First floor level comprises a former residence now utilised as storage. Basement level comprise cold room and cellar storage accommodation.

The premises is situated on a good profile site with off street parking in an enclosed tarmacadam car park which is currently shared with 3 pop up businesses (Coffee, Pizza and Car valeting).

ACCOMMODATION

DESCRIPTION	SQM GIA
Ground Floor	370.42
Public Bar	
Lounge Bar	
Ladies and Gents Toilets	
Stores	
First Floor	114.3
Former residence	
Basement	198.8
Cold Room and Stores (mostly restricted height)	
Total	683.52
Outside	
Beer Garden & Enclosed Car Park, 3 Pop Up outlets	



ZONING

The property is situated in an area that is zoned NC (Neighbourhood Centre) "To protect, provide for and/or improve mixed-use neighbourhood centre facilities".

TITLE

Freehold.

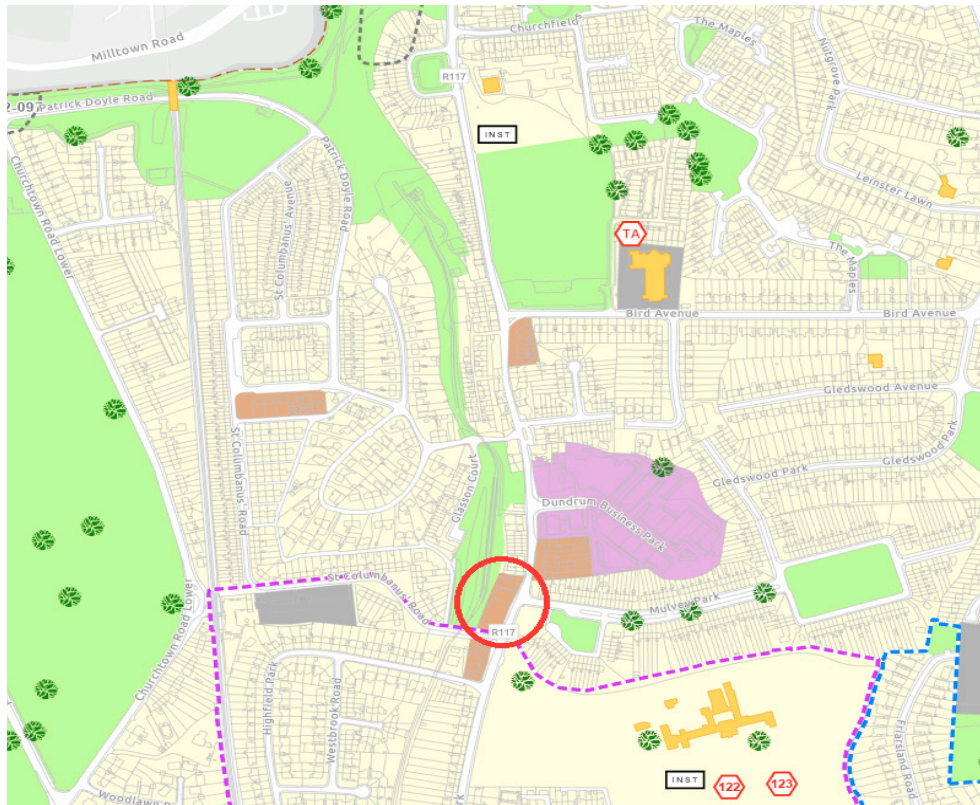
LICENCE

Ordinary 7-Day Public Licence

Rateable Valuation	€101,900 (Hospitality)	€5,410 (Shops)	€4,870 (Industrial Uses)
Rate Multiplier	0.1801	0.1801	0.1801
Rates Bill 2023	€18,352.19	€974.34	€877.087



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SOLICITOR

Mr Stephen Miley, Miley and Miley LLP,
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Tel: 01-678 5122

FURTHER INFORMATION / VIEWING

Viewing strictly by prior appointment

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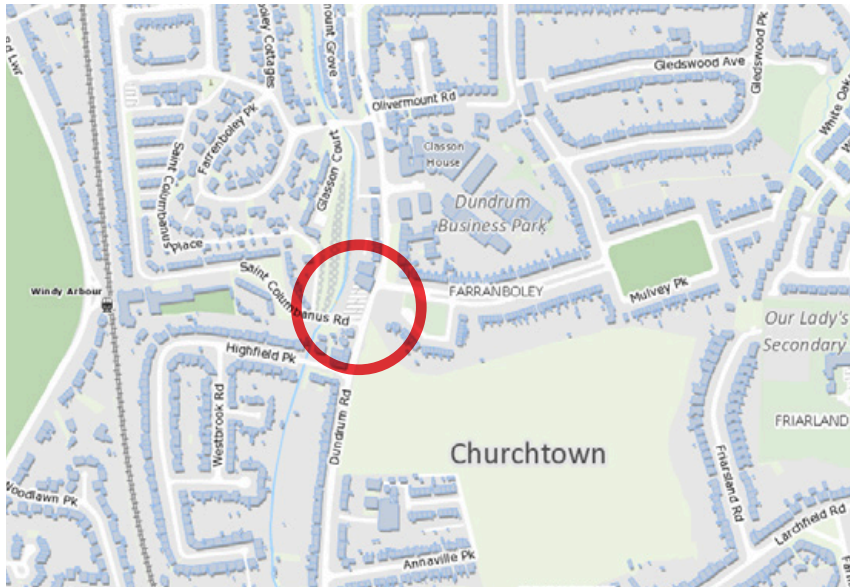
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BER INFORMATION



BER no: 800322547
EPI: 1016.66 kWh/m²/yr



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COMMERCIAL REAL ESTATE

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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.

