

**FOR SALE**

## O'Sullivan's, 1 Castle Street, Bray, Co. Wicklow

FOR SALE BY PRIVATE TREATY

EXCELLENT OPPORTUNITY TO ACQUIRE A COMPACT LICENSED PREMISES RECENTLY REFURBISHED TO AN EXCEPTIONALLY HIGH STANDARD PRESENTED IN IMPECCABLE REPAIR AND COMPLMENTED BY TWO OVERHEAD APARTMENTS.

**Lisney**

COMMERCIAL REAL ESTATE



**Lisney**

COMMERCIAL REAL ESTATE



## ABOUT THE PROPERTY

Turn-key trading condition.

No further capital investment required.

Capable of enjoying strong volumes of trade.

High quality fit-out throughout.

Valuable residential accommodation.

Significant adjoining residential development.

### LOCATION

O'Sullivan's is located at the northern entrance to Bray from Shankill directly opposite the Castle Street Shopping Centre anchored by SuperValu and adjacent the entrance to the new Ballymore 40 acre "Sea Gardens" coastal neighbourhood development of 1,200 family homes.

Bray is an established coastal town enjoying a growing population of 33,512 per the 2022 census located approximately 21kms south of Dublin City centre and within close proximity to the popular districts of Greystones (6 km) Shankill (4 kms) and Dun Laoghaire (12 kms).

### DESCRIPTION

O'Sullivan's enjoys a corner trading profile at the entrance to Bray on Castle Street

These licensed premises are exceptionally well appointed having benefitted from complete remodelling and refurbishment in recent years and maintained to a high standard since. The property enjoys a traditional style public bar to the front of the property complimented by and a sizable rear lounge together with snug areas all complimented by a new commercial kitchen together with ample storage and service facilities.

Separate and self-contained apartment accommodation is located to first floor level enjoying independent access from Castle Street. The residential accommodation is laid out with one 1 Bed and one 2 Bed Apartment.

In summary, O'Sullivan's represents a excellent opportunity to acquire a traditional style licensed premises, immaculately presented throughout in turn-key condition requiring no capital expenditure. The apartment accommodation above is ideally suited to use by an owner-occupier, for staff use or alternatively for creation of valuable rental income.

**O'Sullivan's, 1 Castle Street, Bray, Co. Wicklow**

## ACCOMMODATION

O'Sullivan's	Approximate SQ.M. GIA
<b>Ground Floor</b>	<b>c. 302.77</b>
Public Bar	
Rear Lounge	
Snug Room #1	
Snug Room #2	
Ladies Toilets	
Gents Toilets	
Disability WC	
Managers Office	
Kitchen	
Rear Stores & Cold Room	
Private Residence entrance hallway off Castle Street	
<b>First Floor</b>	<b>c. 103.87</b>
Apartment #1	
Bedroom 1	
Bedroom 2	
Kitchen / Living Room	
Bathroom	
Store	
Apartment #2	
Bedroom 1	
Kitchen / Living Room	
Bathroom	
<b>Store</b>	
OUTSIDE   Enclosed Goods Yard	
<b>TOTAL</b>	<b>c. 406.63</b>
<b>Site Area</b>	<b>c. 359.25</b>



O'Sullivan's is located at the northern entrance to Bray from Shankill directly opposite the Castle Street Shopping Centre.



## TITLE

Freehold

## LICENCE

Ordinary 7 – Day Public Licence

## SOLICITOR

Cullen Tyrrell & O'Beirne Solicitors  
3 Prince Of Wales Terrace,  
Bray, Co. Wicklow  
Ph: (01) 274-6700



The property enjoys a  
traditional style public bar to  
the front of the property.

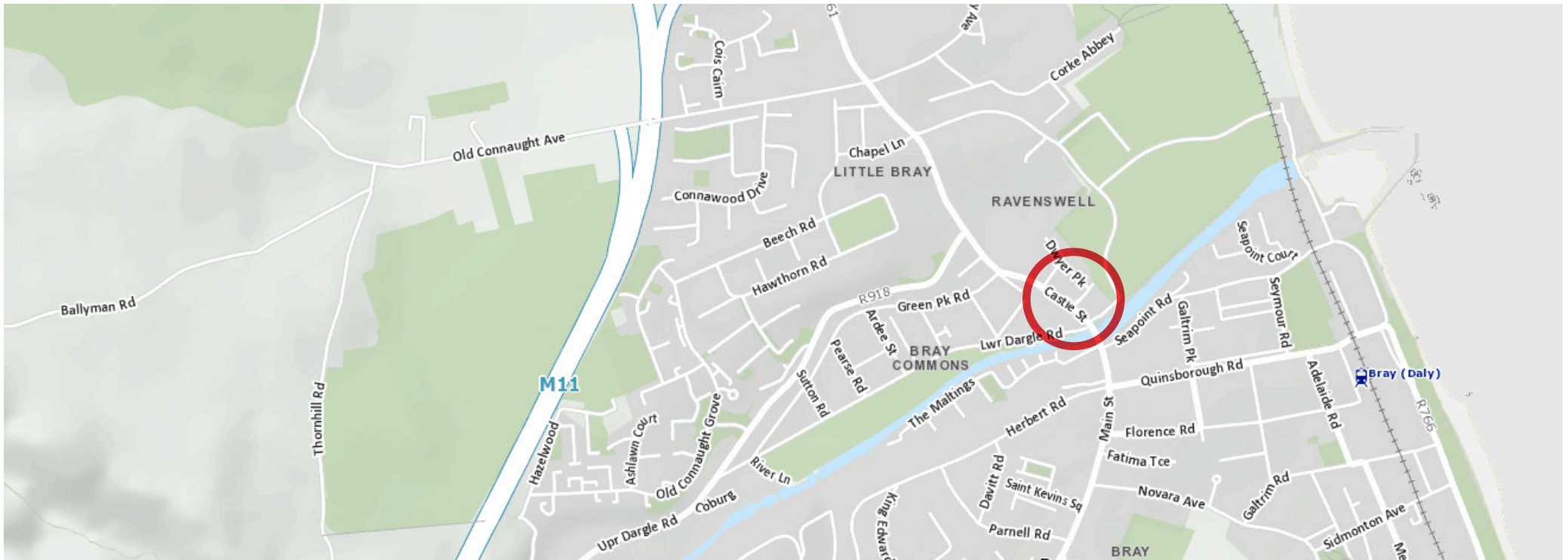
## BER INFORMATION

BER C2 D1

BER: C2  
BER No: 800603862

BER: D1  
BER No: 800603870

## LOCATION MAP



# Lisney

COMMERCIAL REAL ESTATE

### For further information

Rory Browne: 01 632 7000 | 086 806 8933rbrowne@lisney.com

Mark Fannon: 01 632 7000 | 087 115 8737 mfannon@lisney.com

Viewing Strictly by appointment with the sole letting agent Lisney.

### Lisney Commercial Real Estate

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2, D02 PH42

Tel: +353 1 638 2700

Email: dublin@lisney.com

lisney.com



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.

