

Lisney

COMMERCIAL REAL ESTATE

Nationally Renowned Hospitality Complex on
c. 1.54 hectares / 3.8 acres

THE COUNTY CLUB

Growthtown, Dunshaughlin, Co. Meath



BER D1

Excellent opportunity to acquire a landmark hospitality complex comprising public bar, extensive lounge, dining and restaurant facilities, former nightclub and supporting kitchens, storage, service and parking facilities also affording alternative business potential.

The property, outlined in accordance with our understanding of the boundaries as advised by the Vendors is shown for identification purposes on the Ordnance Survey extract the extent of the site being outlined in red.

- Site Area c. 1.54 Hectares / 3.8 Acres
- Frontage to R147 c. 125.5 meters
- Frontage to rear local access road c. 86.1 meters



| Location

The County Club occupies a prominent trading position to the eastern side of the R147 Dublin to Navan road, directly opposite Rathbeggan National School and approx. 5kms south of Dunshaughlin town centre.

Dunshaughlin is an established and expanding town located along the M3 Motorway corridor approximately 34kms northwest of Dublin City Centre and serves as a commercial and retail focal point for its established and growing residential population. As per 2022 census data, Dunshaughlin enjoyed a direct population of approx. 6,644 persons.

The immediate area surrounding The County Club is mixed use in nature with various light industrial occupiers including Maher Tractor Sales, Steel Doors Ireland, Dunboyne Powder Coating, PK Awnings and Dan Daly Engines together with one-off housing and the established Growtown bungalow development all of which is surrounded by an agricultural hinterland.

The property is positioned equidistant between Dublin and Navan within the expanding west Dublin / southeast Meath region benefiting from convenient access via the M50 & M3 Motorways.



| The History

The County Club was successfully operated by the Peters Family for in excess of 40 years who expanded and developed the trade since acquiring the premises.

The business enjoyed an exceptionally strong reputation as a premier hospitality complex that was renowned nationally for its high volumes of trade derived from a quality food & beverage offering complimented by a Nightclub which was particularly synonymous within the Debs sector of the market.

Traditionally the business catered for a high volume of recurring trade derived from the surrounding Dublin, Meath and Louth environs.

Prior to cessation of trade The County Club was one of the country's best known destination food, beverage and nightclub / event venues regarded as a premium high-volume destination business.



| The Property

The County Club comprises an extensive detached purpose-built structure extending to approximately 1,617 sq.m. gross internal area standing on a site of c. 1.54 hectares / 3.8 acres.

The property enjoys the benefit of extensive carparking facilities with dual access from the R147 leading to approximately 220 designated spaces, 60 of which are positioned to the northern side of the site with the remaining 160 located to the southern side of the site.

The rear northeastern section of the site is presently laid out as grassland and benefits from frontage to a local access roadway.

The original two storey structure is of brick and block construction under a series of "A" pitched slate roof coverings.

Single storey wrap-around extensions are positioned to the front, sides and rear of the original structure under a series of "A" pitched, hipped and flat roof coverings.

A secure walled and gated goods yard with vehicular access is located to the rear of the property.

Waste treatment facilities are separately contained within a fenestrated area to the rear of the property at the site's northern boundary.

Internally the property is laid out to ground floor level with Public Bar, Lounge Bar, Restaurant and Dining facilities together with the former "Vortex" Nightclub all of which is complimented by extensive kitchens and the necessary storage and service facilities. First Floor accommodation comprises separate and self-contained function / restaurant dining accommodation, patron toilet facilities and back of house office accommodation.



| Accommodation

DESCRIPTION	GIA SQ.M.
Ground Floor	1,415
Lobby Entrance	
Lounge Bar	
Restaurant / Dining Room	
Ladies, Gents & Disability Toilets	
Public Bar	
Ladies & Gents Toilet	
General Stores & Keg Room	
Managers & Cash Office	
Kitchen, Kitchen Prep & Wash-up	
Kitchen Stores	
Former Vortex Nightclub (self contained comprising Lobby Entrance, Cash Desk, Cloakroom, Private members bar area, Ladies & Gents Toilets, Smoking Area)	
First Floor	202
Lounge / Private Function / Restaurant Dining Area	
Ladies Toilets	
Gents Toilets	
Stores	
Accounts Office	
Outside	
Enclosed rear Goods Yard	
Extensive car and coach parking facilities	
Total	1,617

| Title

Freehold

| Licence

Publicans Licence (7-Day Ordinary)

| Services

Mains Water, Electric, Gas and Sewerage together with separate on-site sewerage treatment facility

| Commercial Rates

Rateable Valuation	€76,200.00
Rate Multiplier	(ARV) 0.1938
Rates Bill 2024	€14,767.56

| BER Details

BER: D1.

BER Number: 800979130

EPI: 982.33 kWh/m2/yr



| The Opportunity

The County Club represents an excellent opportunity to acquire a proven trading destination that successfully attracted custom from the wider Meath and Dublin region.

The premises are capable of enjoying high volumes of food, beverage and entertainment trade that should appeal to seasoned operators offering potential to re-establish a premier business capable of sustaining meaningful volumes of trade and the opportunity to expand the business model with bedroom accommodation subject to planning permission.

The County Club is ideally suited to the re-establishment of the past food, beverage and nightclub/function driven business or alternatively for the creation of a collection of complementary hospitality and lifestyle offerings that would provide a destination attraction. The property enjoys ample scale allowing for a multifaceted business to be operated and is complimented by adequate stores, services, outdoor areas, and parking facilities in support of this business use.

The past nightclub and function offering was exceptionally well promoted and lucrative and presents excellent potential to re-establish with limited direct competition within the wider area.

| Capital Expenditure Requirements

These Licensed Premises ceased trading approximately four years ago, however, have since been well maintained by the vendors.

The property is presented throughout in good repair. Internally the trading areas inclusive of bar, lounge and restaurant/dining areas remain fully furnished and would appear to only require minor remedial works prior to recommencement of trade.

The nightclub accommodation would require capital expenditure if it were to be reopened and utilised for nightclub or function use.

| Town Planning

The property is located within an area zoned Objective RA – Rural Area ‘To protect and promote in a balanced way, the development of agriculture, forestry and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage.’ under the Meath County Development Plan 2021 – 2027.





THE COUNTY CLUB

Growtown, Dunshaughlin, Co. Meath

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FURTHER INFORMATION / VIEWING

All viewings are strictly by prior appointment only with the Sole Selling Agents.

Inventory of Furniture & Effects to be included in the Sale available upon request.

Tony Morrissey

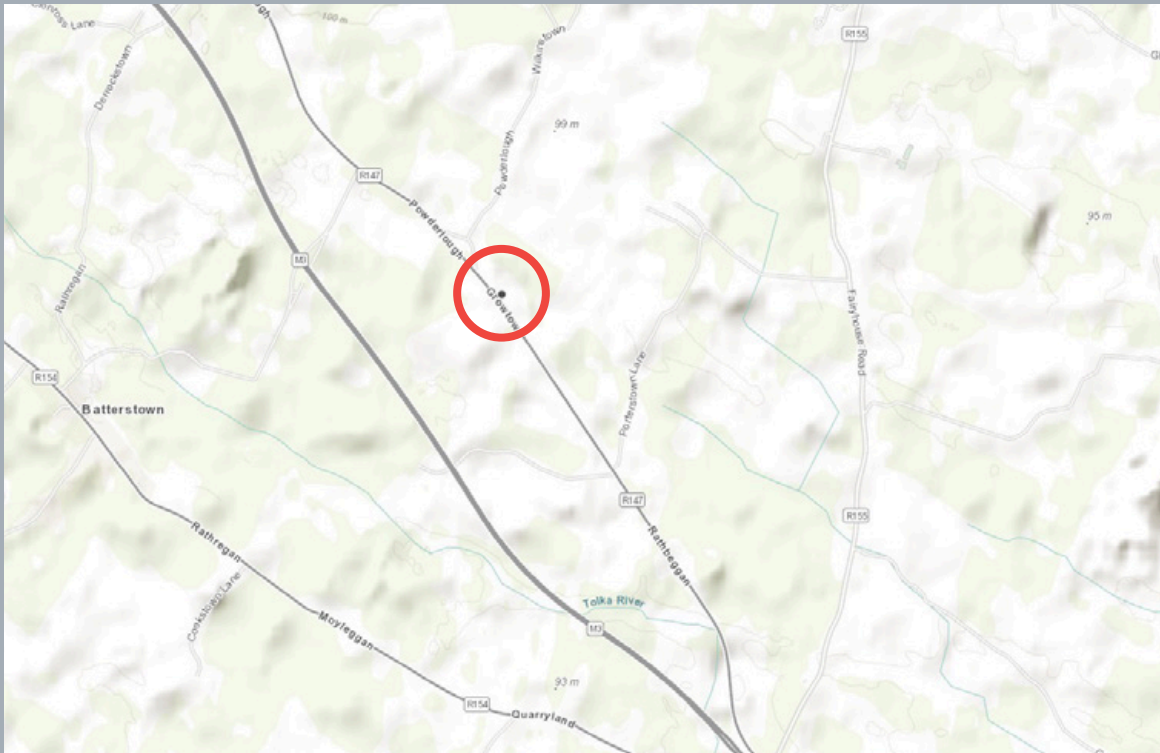
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