

O'Connell's

8 Eyre Square - Galway City - Co. Galway

Long Established Traditional 7 Day Licensed Premises
with Very Valuable Spacious Residential Accommodation
Overhead (currently unused) In the Heart of Galway City



For Sale by Private Treaty as Going Concern

Lisney

Features

- O'Connell's has been regarded as one of the city's premier licensed premises which enjoys a very profitable annual turnover, pivotally positioned on Eyre Square.
- Excellent opportunity to acquire a substantial yet compact 7-day Licensed premises extending to approx. 138 m2 of covered space on the ground floor augmented by a further 230m2 of external accommodation in a wonderful streetscape setting.
- Excellent potential with the upper floors to modernise and rent out as residential accommodation such as AIR B&B etc

Location

O'Connell's Licensed Premises is situated in the prime trading position on Eyre Square in the heart of the central Galway City.

Galway City located on the west coast of Ireland is the third largest city in the Republic of Ireland with the population of 79,504 persons as per the 2016 Census. Galway city enjoys population of 258,552 person as per the same Census.

Galway is established university city (NUI Galway) and is also the commercial and administrative capital for the West of Ireland housing many national, international and multinational operations such as DIDA, Enterprise Ireland Galway, Irish... international Hewlett Packard Galway.

Galway is internationally recognised as a city of historical and cultural importance and together with the various festival events (e.g. Galway Arts Festival, and the nationally and internationally acclaimed Galway Race Week Festival) ensures a year round entertainment location.

Galway also being strategically positioned on the Wild Atlantic Way enjoys a massive benefit from same on an annual basis.

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Site outlined for identification only and site area needs to be verified by any purchaser.



Description

The subject property comprises a four storey end of terrace building extending to approx. 350msq together with an excellent of adjacent al fresco beer garden extending to a further approx. 230msq.

The ground floor is laid out in various traditional bar and lounges /Snugs and is complimented with the requisite service accommodation.

There is a separate entrance to the upper floors which are residential in character and extend to approx. 145msq.

The al fresco beer garden and dining area is unique, spacious and set out in a street scape character with ample seating accommodation.





Accommodation

Description	GIA (Approx. SQM)
Ground Floor	138
Set out in traditional 4 Lounge Bar Areas / small Snug areas	
Ladies Toilets	
Gentleman's Toilets	
Disabled Toilet	
First Floor and First Floor Return	111
Set out in Utility Stores on the Return with 4 Rooms	
Second Floor	54
3 Rooms	
Former Kitchen	
Bathroom	
Toilet	
Third Floor	47
5 Rooms	
Total Area	350
Outside	
Al Fresco Garden	230
Extra Storage Yard	19

Details

Title: 20 Year Lease form May 2021 with 5 Year Rent Reviews tied to the CPI.

The current rent is €156,000 p.a. excl.

Licence: 7-Day Licence.

RV: €88.88

RV Multiplier: 67.40

Rates Bill: €5,990.51



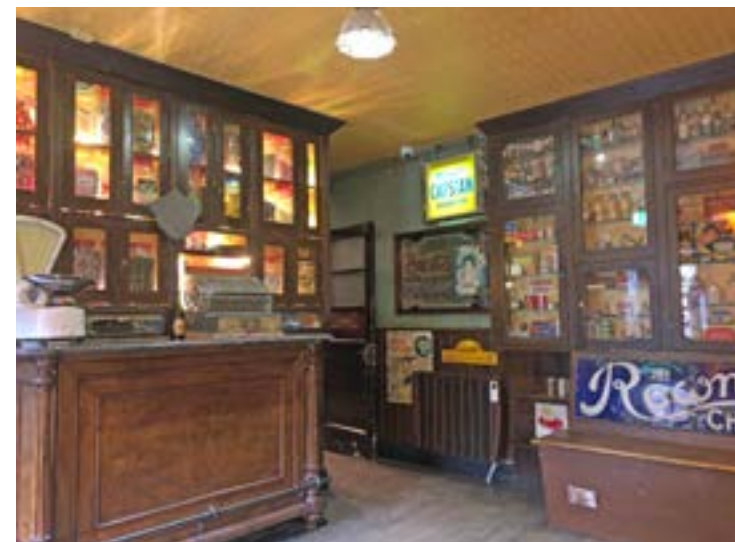
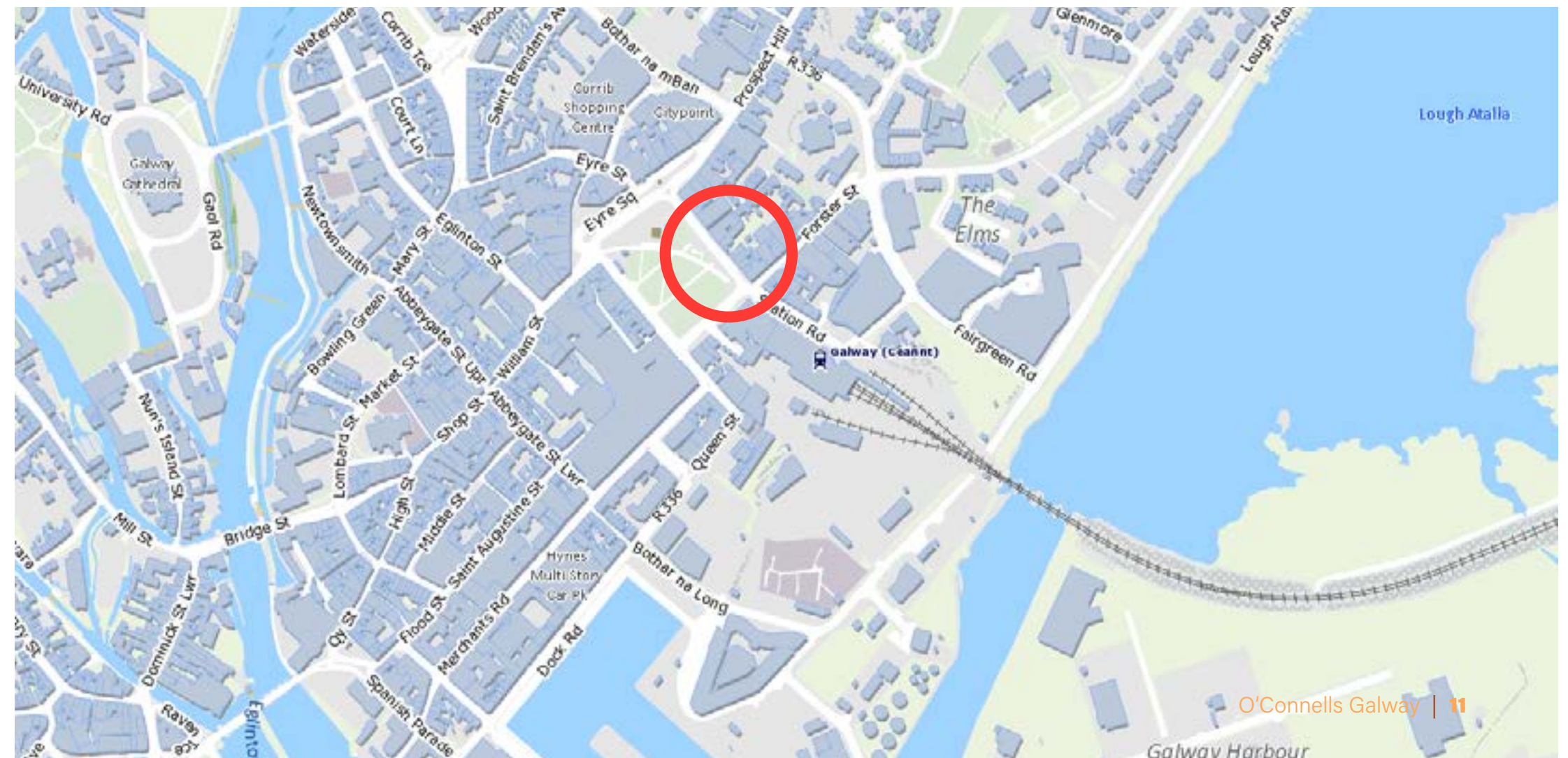
GALWAY GIRL
STARRING SAOIRSE RONAN

O'CONNELL AS FEATURED IN ED SHEERAN'S "GALWAY GIRL"



Location Maps

Not To Scale - For Identification Purpose Only



O'Connells

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Agents

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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.

Morrissey's

Lisney