

THE STEP INN

ENNISKERRY ROAD,
STEPASIDE, DUBLIN 18

BER B3



Substantial Well Appointed South Suburban Licensed Premises

FOR SALE BY PRIVATE TREATY AS A GOING CONCERN

Excellent opportunity to acquire an exceptionally well appointed & substantial south suburban Licensed Premises capable of sustaining high volumes of trade with limited direct competition.

Lisney

COMMERCIAL REAL ESTATE



Substantial and exceptionally well appointed south suburban licensed premises.



Enjoying high volumes of trade with limited direct competition.



Growing population in the immediate catchment area.

The Property

The Step Inn is a prominent end-of-terrace, two-story building with a spacious and well-designed layout for operational control. The property has been extensively modernised and including significant rear extensions.

The premises cover a gross internal area of approximately 803 square meters and are situated on a site of about 0.22 hectares (0.54 acres). The property includes an enclosed rear car park with designated spaces for approximately 58 cars, along with an enclosed beer garden and smoking area near the car park entrance from Kilgobbin Road.

Internally, the ground floor features a public bar, lounge bar, restaurant, kitchen, and various service and storage areas. The first floor provides additional restaurant and function space, as well as services, storage, and office facilities.



Town Planning

The property is located within an area zoned Objective NC 'To protect, provide for and-or improve mixed-use neighbourhood centre facilities.' under the Dun Laoghaire-Rathdown Development Plan 2022 – 2028

The Opportunity

The sale of The Step Inn represents an unrivalled opportunity to acquire a substantial and highly regarded south suburban licensed premises with a large loyal customer base with the potential for further growth from the growing population within the catchment area. The business enjoys a high level of turnover and significant profit enabled through the properties scale and high-quality fitout and derived from the densely populated surrounding district.



Location

The Step Inn is centrally located in the heart of Stepside Village, a thriving suburb in South Dublin, nestled at the foot of the Three Rock Mountain.

Over the past decade, Stepside has experienced significant growth, transitioning from a traditional village to a bustling suburban area. The development of new residential housing estates and village apartments has greatly increased the local population. The area is further enriched by its proximity to established suburbs such as Dundrum, Sandyford, Stillorgan, Leopardstown, Foxrock, Carrickmines, and Kilternan. Adding to its appeal is the nearby Cherrywood, South Dublin's most rapidly developing district. Covering a 360-hectare Strategic Development Zone (SDZ), Cherrywood will feature over 8,700 residential units due for completion by 2028.

The area is well-connected by public transportation, with several frequent bus routes and the nearby LUAS Green Line stop at Ballyogan, offering direct access to the southeastern suburbs and Dublin City Centre. Additionally, the district benefits from its proximity to the M50 Motorway, which provides convenient access to Dublin Airport, as well as northern, western, and southern Dublin, and other parts of the country.

Stepside also boasts a variety of local attractions, including the Stepside Public Golf Course, the Stepside Driving Range and Pitch & Putt course, and the Ski Club Ireland facilities at Kilternan. The Samuel Beckett Civic Campus in Ballyogan has further enhanced the area, offering numerous community and sporting amenities, such as a multi-sport facility, gymnasium, swimming pool, skate park, and games pitches.



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Accommodation

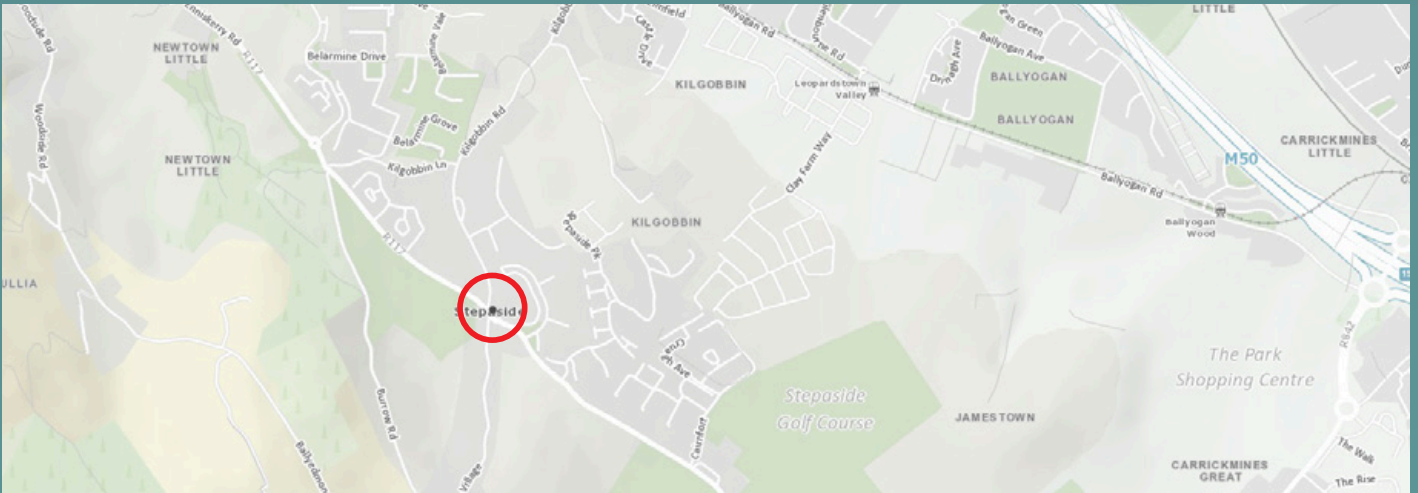
DESCRIPTION	SQM
The Step Inn	
Ground Floor	532
Lounge Bar	
Snug	
Public Bar	
Fan Zone	
Ladies Toilets	
Gents Toilets	
Disabled W.C	
Kitchen	
Kitchen Stores	
First Floor	271
Restaurant Overflow/Function Room	
Ladies Toilets	
Gents Toilets	
Staff Room	
Wine & Spirit Store	
Keg Store & Cold Room	
Administration/ Accounts Office	
Linen Room	
Store Room	
Managers Office	
Boiler Room	
Outside	
Smoking Area/Patio Beer Garden	
Enclosed Rear Car Park	
TOTAL	803





THE STEP INN

ENNISKERRY ROAD,
STEPASIDE, DUBLIN 18



TITLE

Freehold

LICENCE

Publicans Licence (7-Day Ordinary)

SERVICES

Full Mains Services

COMMERCIAL RATES

Licensed Premises

Rateable Valuation €200,000

Rate Multiplier (ARV) 0.2077

Rates Bill 2024 €41,540

BER DETAILS

B3

SOLICITOR

Niall Black

Messrs Richard Black Solicitors

Beechfield House, Clonee, Dublin 15

ACCOUNTANT

Gráinne O' Neill ACA Ltd

56 Meadow Mount

Churchtown, Dublin 16

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.

Lisney

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.