

Morrissey's

Lisney

SUBSTANTIAL LANDMARK LICENSED PREMISES TOGETHER  
WITH VALUABLE BOOKMAKERS INVESTMENT

For Sale by Private Treaty as a Going Concern

BER C2



Opportunity to acquire a substantial traditional style Suburban Licensed Premises renowned for a quality food & beverage offering occupying a high profile trading position directly overlooking the Walkinstown Roundabout intersection within an established and densely populated residential and commercial district affording considerable business potential.

**The Kestrel Inn  
Walkinstown Cross  
Walkinstown  
Dublin 12**

## THE LOCATION

The Kestrel Inn is located within the established and densely populated suburb of Walkinstown, approximately 8kms south west of Dublin City centre.

The property occupies a commanding and highly visible trading position directly overlooking the Walkinstown Cross Roundabout which is an important intersection of 6 arterial thoroughfares connecting the densely populated surrounding suburbs of Kimmage, Terenure, Rathfarnham, Knocklyon, Tallaght, Ballymount and Clondalkin to Dublin City.

Immediately surrounding occupiers to these licensed premises are principally commercial in nature comprising neighbourhood convenience retail, pharmacy, café, bank and office occupiers which is augmented by a high incidence of residential development and also the surrounding industrial estates of Greenhills, Ballymount, Robinhood, Western & JFK.

These greater southern suburbs have continued to witness vigorous residential development with notable large scale developments such as Abbotstown, Clonburris and Cherrywood being amongst the largest projects within close proximity to these licensed premises.





## THE PROPERTY

The Kestrel Inn comprises a substantial and well-appointed traditional style licensed premises maintained to a high standard throughout.

The property is laid out with public bar and lounge bar accommodation to ground floor level together with function lounge and kitchen accommodation to first floor level. Cold room and cellar stores are located to basement level.

The premises also enjoy the benefit of an adjoining Bookmakers office currently occupied by Ladbrokes and held under a 20 year lease from February 2012 at €24,000 + vat p.a.

Externally the property enjoys ample off-street car parking facilities together with valuable planning permission granted June 2015 for the development of an exterior sheltered beer garden / smoking area.

## THE OPPORTUNITY

The Kestrel Inn represents an excellent opportunity to acquire a renowned landmark suburban licensed premises that are fitted to a traditional style and well-appointed throughout together with a valuable Bookmakers investment.

Description	Approx GIA Sq. m
<b>Ground Floor</b>	641.3
Public Bar	
Lounge Bar	
Ladies, Gents & Disabled Toilets	
Stores	
Bookmakers Office	
<b>First Floor</b>	312.9
Function Room	
Ladies & Gents Toilets	
Kitchen	
Stores	
Management Offices	
Bookmakers Office	
<b>Basement</b>	147.4
Cold Room & Cellar Stores	
<b>Total Area</b>	<b>1,101.6</b>

## TITLE:

Unencumbered Long Leasehold

## LICENCE:

Ordinary 7-Day Publicans Licence  
 Full Restaurant Certificate  
 Music & Singing Licence  
 Dance Licence

## LICENSED PREMISES:

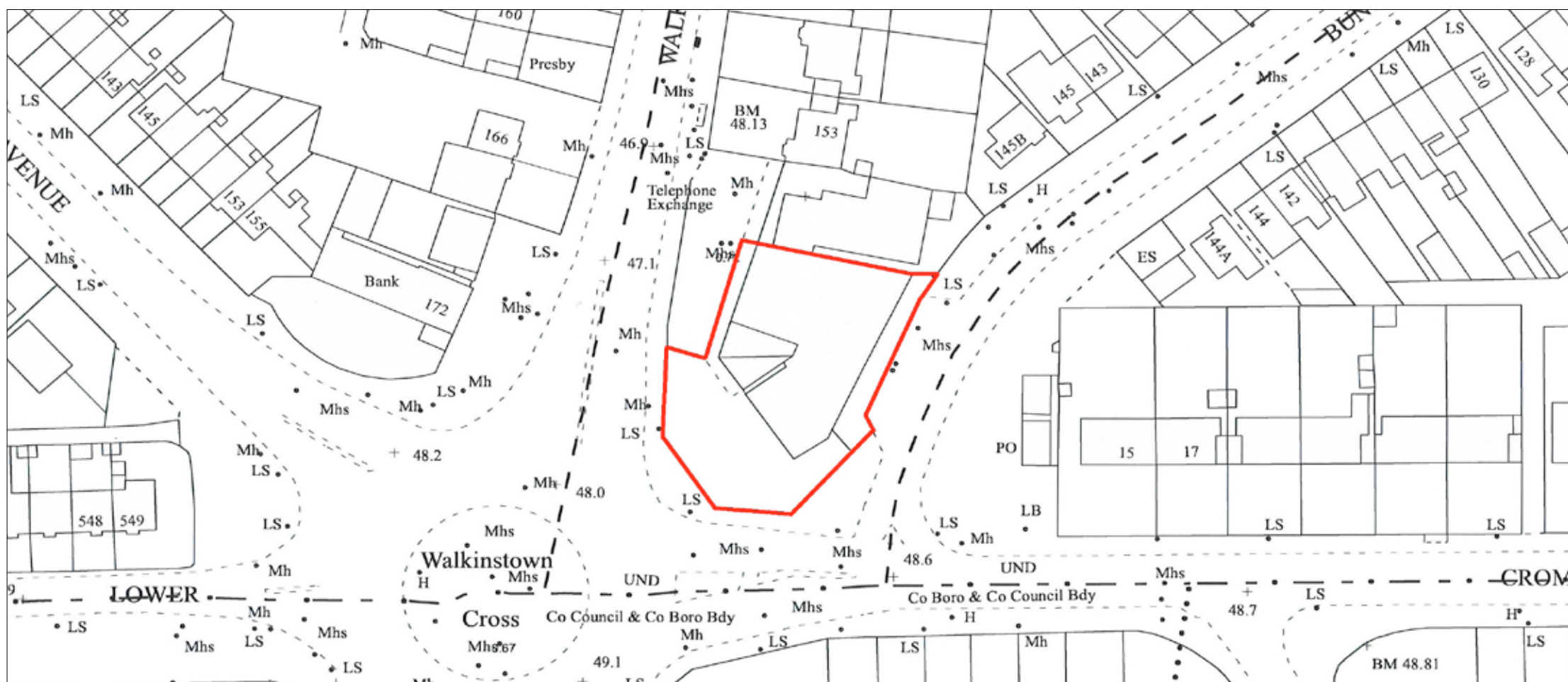
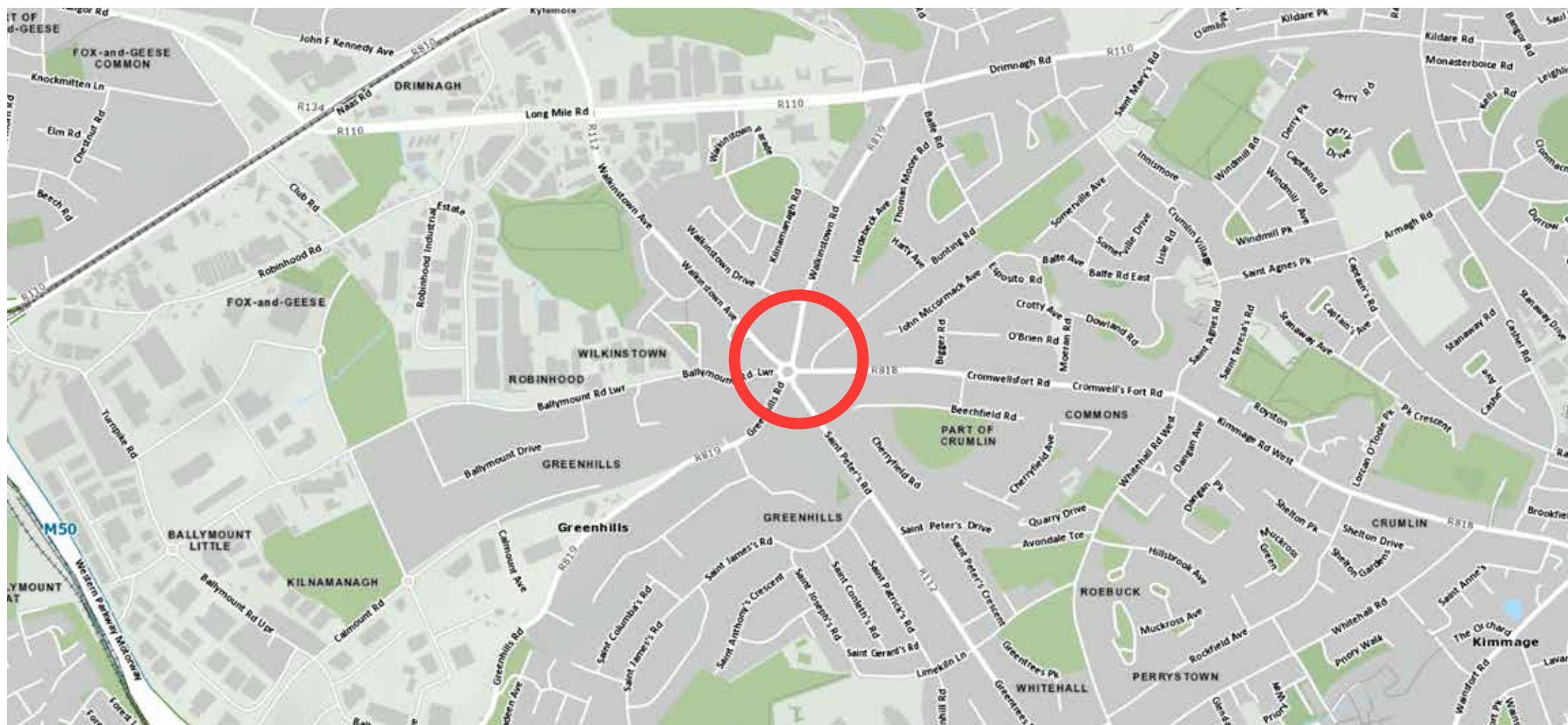
Rateable Valuation 2018: €200,000.00  
 Rate Multiplier 2018: 0.2580  
 Rates Bill 2018: €51,600.000

## ZONING:

Dublin City Council Development Plan 2016 2022  
 Zoning Objective Z3 –  
 "To provide for and improve neighbourhood facilities".



Viewing strictly by prior appointment with Sole Agent  
 Inventory of Furniture & Effects included in the sale available upon request



## LOCATION & SITE MAP

### AGENTS

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 Priory Court  
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 Co. Kildare  
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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 PSRA No. 003921.