

Long Established, Substantial, Town Centre Licensed Premises
on a site of approx. 0.43 acres / 0.17 ha

Morrissey's

Lisney

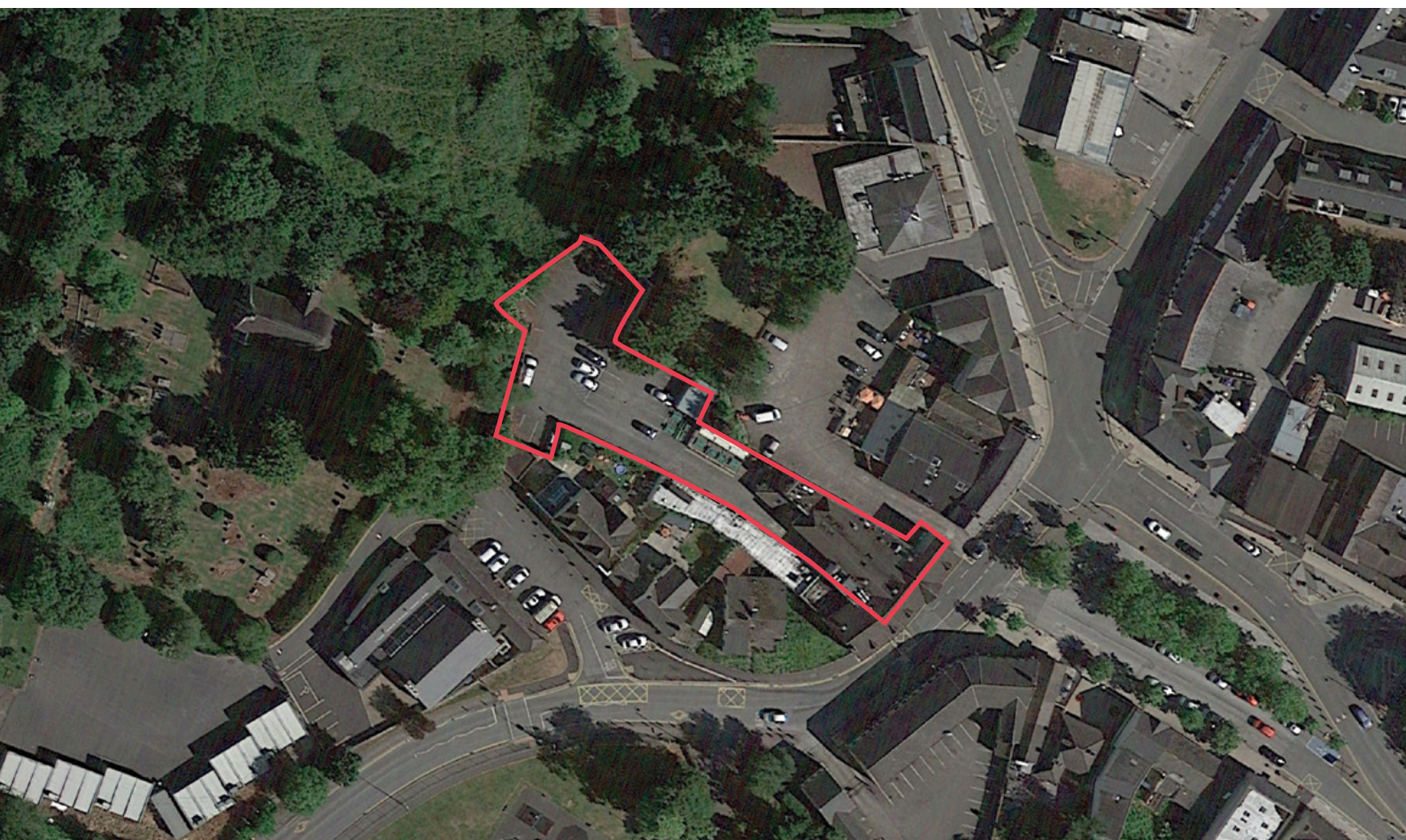
Slevin's

Dunboyne, Co. Meath

For Sale by Private Treaty as a going concern on the instructions of the Slevin family who have traded very successfully here for 35 years and now are retiring from the trade



- ◆ Opportunity to acquire a substantial town centre Licensed Premises which enjoys a prominent trading position in the centre of Dunboyne
- ◆ The business benefits from a high volume annual turnover
- ◆ Slevins extend to approx. 547 sqm and comprise Ground Floor Public & Lounge Bars, First Floor Function Room & Kitchen with Basement Stores
- ◆ The property enjoys an enclosed car park with large beer garden
- ◆ Large town centre site extending to 0.43 acres / 0.17 ha affording development potential



Location

- ◆ Slevins is one of four Licensed Premises in Dunboyne and commands an prime trading position in the centre of the town on main street overlooking Village Green.
- ◆ The location of Slevins is the focal point of Dunboyne and the adjoining properties are a mix of business, banking and retailing concerns serving Dunboyne's business and residential populace throughout the day and is also the focal point for night-time entertainment.
- ◆ Dunboyne is well serviced by public transport including Rail and is accessed by R156 national road which links to the N3 Dublin / Navan Road 30.9km from Navan, 24.7 km from Dublin, 28.7km miles from Trim, and 12.3km from Dunshaughlin.
- ◆ Dunboyne is located 19 km from Dublin City Centre and as a result of the recent substantial Government investment into the road infrastructure within the area (N3)/M3 and land rezoning for commercial and residential development can now be regarded as one of the fastest growing areas in the country.
- ◆ Dunboyne has witnessed substantial Residential development in recent years which is driven by Dunboyne's location within the Greater Dublin Area and by its intrinsic role as a commuter town for the employment centres of the Dublin region.
- ◆ The population of Dunboyne is now at over 7,200 (2016 Census) and the population has more than doubled over the past 20 year period.
- ◆ Employment within the town is principally derived from the commercial concerns within the town centre together with Dunboyne Industrial Estate, Bracetown Business Park and The Hub Logistics Park.
- ◆ The town enjoys 4 primary and one secondary school which is complemented by third level college, Dunboyne College for Further Education.

The Property

Slevins comprises a substantial original two storey detached building primarily of brick and block construction under an 'A' pitched concrete tile roof and a two-storey extension to rear of modern concrete block construction with smooth rendered finish to external elevations. Part solid concrete and part tiled floor construction. Outside there is an enclosed rear yard with excellent car park and beer garden. The property stands on a site of c. 0.173ha/0.428 acres. The property is currently in use as a 7-Day Licensed Premises.

The Opportunity

Slevins represent a unique opportunity for an owner operator to acquire and further develop an established, high volume and well regarded business.

The property which comprises a significant town centre site also offers potential for development.

Accommodation

	SQM
Ground Floor	232
Public Bar	
Lounge Bar/Restaurant	
Ladies & Gents Toilets	
First Floor	282
Lounge / Function Area	
Kitchen	
Ladies & Gents Cloakrooms	
Basement	33
Dry Goods Store	
Staff Cloakrooms	
Cold Room	
Bottle Store	
TOTAL	547



COMMERCIAL RATES

Rateable Valuation	€81,900
Rate Multiplier	0.212
Rates Bill 2019	€17,362.80

TITLE

Title	Freehold
Licence	7-Day Ordinary Publican's Licence, Restaurant Certificate

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agents.

Inventory of Furniture & Effects included in the sale available upon request.

Morrissey's

Lisney

SELLING AGENTS

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