

Morrissey's

Lisney

FOR SALE

WELL APPOINTED SOUTH SUBURBAN LOCK-UP LICENSED PREMISES

## O'NEILL'S, 17 UPPER GEORGE'S STREET DUN LAOGHAIRE, CO. DUBLIN

- For Sale by Private Treaty as a Going Concern
- Excellent opportunity to acquire a renowned town centre lock-up licensed premises
- Pivotaly positioned within the central core of Dun Laoghaire adjacent the principal recreational amenities of People's Park, Dun Laoghaire Harbour and the Pier Walks
- Affording excellent potential to further develop a high-volume food and beverage business that has continued to witness year-on-year growth complemented by valuable function accommodation to first floor level

01-638 2700





## LOCATION

Dun Laoghaire is an established and densely populated south-eastern coastal suburb of Dublin City. The immediate area is a highly regarded and popular recreational and entertainment hub of the greater South-East suburban area with many cultural and entertainment attractions such as the National Maritime Museum of Ireland, the Dun Laoghaire Lexicon, the Pavilion Theatre and numerous complementary cafés, restaurants and licensed premises established within the town.

Dun Laoghaire is also the central hub of the Dun Laoghaire-Rathdown district for administrative, governmental and commercial activity with many important services established within the town such as the Dun Laoghaire-Rathdown Civic Offices, Dun Laoghaire District Court and St. Michael's Hospital.

The immediate area enjoys excellent public transport facilities with bus and DART services connecting the district to the south eastern suburbs, Bray and Dublin City centre thereby making the immediate area readily accessible to a vast hinterland.



**THE PROPERTY**

O'Neill's comprise a well-appointed traditional style licensed premises that have been excellently maintained by the owners to a very high standard throughout.

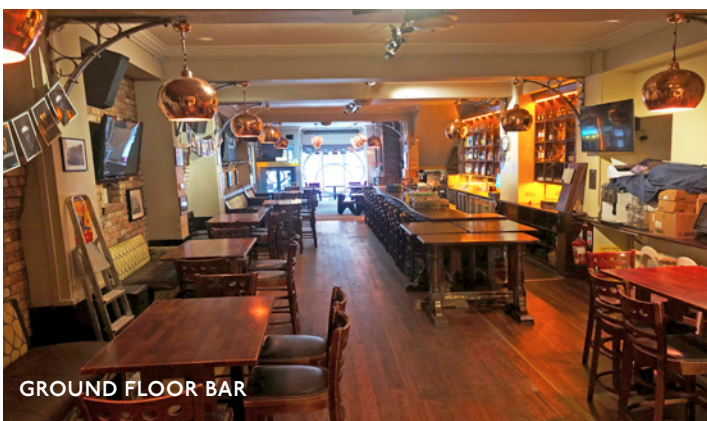
The property is laid out with lounge bar accommodation together with patron toilet facilities and stores to ground floor level together with a separate and self-contained lounge / function accommodation to first floor level complemented by kitchen, staff wc and stores. Importantly the first floor area benefits from separate and self-contained access and egress thereby enabling it to be occupied and operated separately to the ground floor lounge bar business.

**THE OPPORTUNITY**

O'Neill's represents an excellent opportunity to acquire a compact, well-appointed, traditional style licensed premises together with valuable and self-contained lounge / function / restaurant accommodation located adjacent to the principal entertainment and cultural attractions of Dun Laoghaire and affording potential to further develop the existing business which has witnessed year-on-year growth over the past three years.

**ACCOMMODATION**

Description	GIA Sqm Approx
<b>Ground Floor</b>	<b>203</b>
Entrance Foyer to Lounge Bar	
Separate entrance to First Floor	
Lounge Bar	
Ladies Toilets	
Gents Toilets	
Cold Room & Stores	
<b>First Floor</b>	<b>203</b>
Lounge Bar / Function Accommodation	
Ladies Toilets	
Gents Toilets	
Staff WC	
Kitchen	
Chill Room	
Dry Store	
General Stores	
<b>Total</b>	<b>406</b>
<b>Outside</b>	
Rear Delivery & Service Access via Lee's Lane	



**TITLE**

<b>Title</b>	Freehold
<b>Licence</b>	Publicans Licence (7-Day Ordinary)

**COMMERCIAL RATES**

<b>Rateable Valuation</b>	€85,000
<b>Rate Multiplier</b>	0.1732
<b>Rates Bill 2021</b>	€14,722

**DETAILED DETAILS**

Exempt.

**SOLICITOR**

Dermot McDermott, Dermot McDermott & Co,  
 Union Street, Sligo Town, Co. Sligo.  
 Tel: +353 71 916 1886  
 e-mail: reception@dmdcsolicitors.com

**ACCOUNTANT**

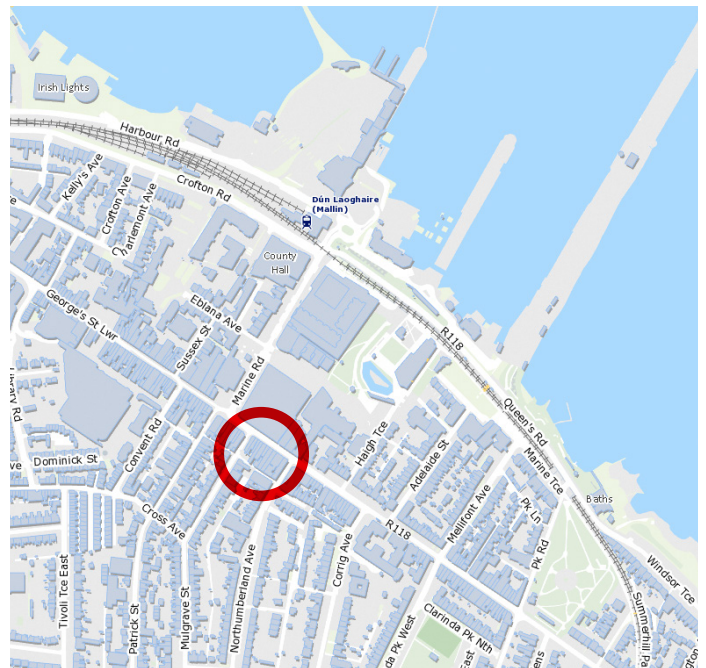
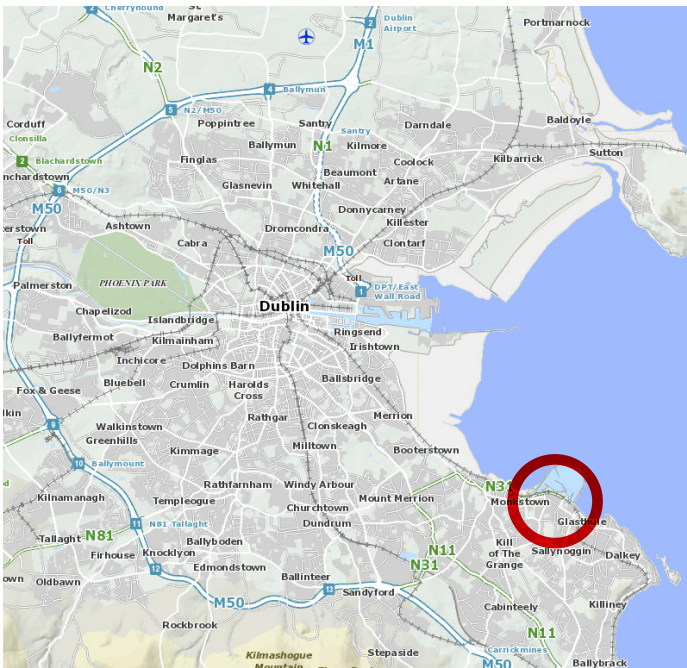
Seamus Parle, Cooney Parle Accountants,  
 New Street, Wicklow Town, Co. Wicklow.  
 Tel:- +353 40 469 204  
 e-mail: info@cooneyparle.ie

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole selling agent Lisney.

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

Rory Browne +353 86 806 8933 rbrowne@lisney.com  
 Fionn Cronin +353 86 412 9494 fcronin@lisney.com



**DUBLIN**

St. Stephen's Green House,  
 Earlsfort Terrace,  
 Dublin 2, D02 PH42  
 Tel: +353 1 638 2700  
 Email: dublin@lisney.com

**BELFAST**

Montgomery House,  
 29-33 Montgomery Street,  
 Belfast, BT1 4NX  
 Tel: +44 2890 501 501  
 Email: belfast@lisney.com

**CORK**

I South Mall,  
 Cork,  
 T12 CCN3  
 Tel: +353 21 427 5079  
 Email: cork@lisney.com

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