

Morrissey's

Lisney

FOR SALE

FOR SALE BY PRIVATE TREATY ON THE INSTRUCTIONS OF JAMES ANDERSON RECEIVER - EASTSIDE TAVERNS LTD

THE FOXHOUND INN, GREENDALE ROAD, KILBARRACK, DUBLIN 5, D05 TW94

BER D2



01-638 2700

- Large purpose-built licensed premises
- Strategically located within the densely populated Kilbarrack district in a busy neighborhood centre
- Potential to develop a high-volume food and beverage business through the large ground floor bar and first floor function room



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LOCATION

The Foxhound Inn licensed premises is strategically positioned in the Greendale Shopping Centre in the heart of Kilbarrack which is an established and densely populated north Dublin suburb.

Greendale S.C is a popular neighbourhood centre with occupiers including a Paddy Power bookmakers, Centra convenience store and café, a take away, pharmacy and a charity store together with large car park. The property is within close proximity of the important amenities of St. Annes Park and Dollymount Strand along with the Baldoyle Industrial Estate.

The immediate area enjoys excellent public transport facilities with Howth Junction DART station just 800m from the property.



THE PROPERTY

The Foxhound Inn which achieved national fame for its role in the 1996 film 'The Van' is a long established licensed premises synonymous with the Kilbarrack district. The property comprise a large purpose built licensed premises that benefits from an ideal layout for operational control.

The building comprises of a two storey corner licensed premises of concrete block construction with brick leaf facade to external elevations.

The property is laid out with lounge bar accommodation together with toilet facilities to ground floor level together with function accommodation to first floor level complemented by kitchen and staff toilets. The property offers a large cellar and stores to the basement floor level.

The property benefits from the Greendale Shopping Centre's car park.

THE OPPORTUNITY

The Foxhound Inn represents an excellent opportunity to develop a regular high volume local food and beverage business from the large lounge bar that can be significantly augmented by a function trade derived from the densely populated surrounds.

ACCOMMODATION

Description	GIA Sqm Approx
Ground Floor	273.20
Lounge Bar	
Ladies Toilets	
Gents Toilets	
First Floor	247.90
Private Dining	
Function Room	
Ladies Toilets	
Gents Toilets	
Former Kitchen Area	
Basement	148.40
Large Cellar	
Stores	
Total	669.50



IMAGE SOURCE: "WWW.DAILYEDGE.IE"

TITLE

Title	Freehold
Licence	Publicans Licence (7-Day Ordinary)

COMMERCIAL RATES

Rateable Valuation	€69,200
Rate Multiplier	0.2680
Rates Bill 2021	€18,545.6

BER DETAILS

BER Rating D2
 Ber No: 800636227
 EPI: 923.04 kWh/m2/yr

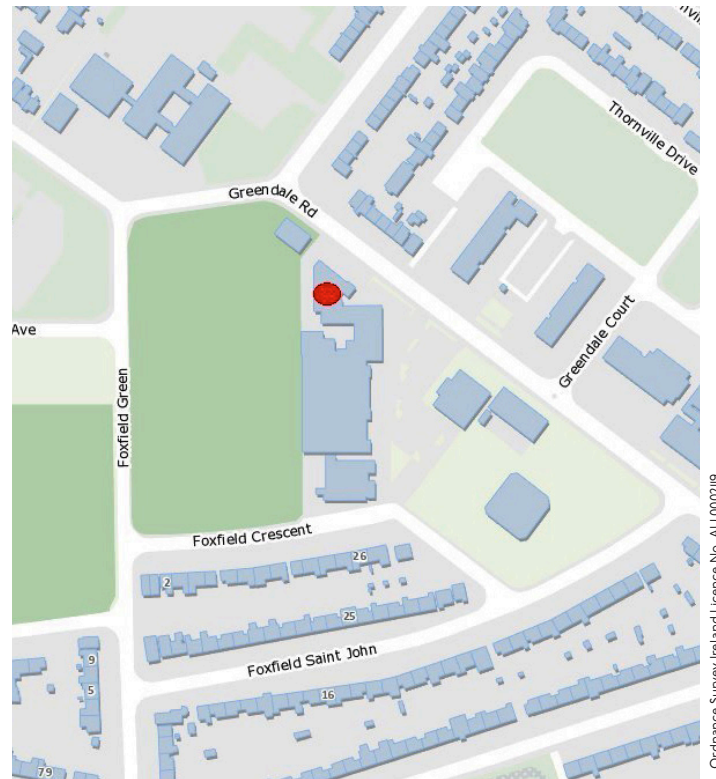
SOLICITOR

Paddy Smyth
 Field Fisher
 D: +353 1 8280 928
 E: Paddy.Smyth@fieldfisher.com

FURTHER INFORMATION / VIEWING

Strictly by prior appointment only with the Sole Selling Agents.
 Inventory of Furniture & Effects included in the sale available upon request

Shane Markey +353 85 842 0789 smarkey@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
 1 South Mall,
 Cork,
 T12 CCN3
 Tel: +353 21 427 5079
 Email: cork@lisney.com

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