

Morrissey's

Lisney

FOR SALE

EXCELLENT OPPORTUNITY TO ACQUIRE THE LONG ESTABLISHED, SUBSTANTIAL, 7 DAY LICENSED PREMISES

## THE BRIDGEWATER INN, 3 CANAL VIEW, SALLINS, CO. KILDARE

BER D1



01-638 2700

- For Sale by Private Treaty.
- Wonderful opportunity to acquire a 7 Day Licensed Premises which enjoys a prime trading and unique position on the banks of the Grand Canal.
- The Bridgewater Inn extends to approx. 777.43 sqm and comprises a Public Bar and Lounge Bar on the ground floor with requisite kitchen, service and toilet facilities available. The first floor comprises function room with its own kitchen, service and bar facilities again augmented by requisite toilet accommodation.
- Outside the property enjoys an excellent enclosed car park with a beer garden on an overall site of approx. 0.3 acres.







## LOCATION

The Bridgewater Inn is one of three Licensed Premises in Sallins and commands an excellent trading position on the banks of the Grand Canal, just off the Main Street.

Sallins is an established village in County Kildare located approximately 41kms west of Dublin city centre and accessed via the N7/M7 Dublin to Limerick road.

The immediate area has witnessed extensive growth in population in the past decade and is now an established and popular commuter hub to Dublin City and its western environs.

Sallins enjoys a population of 5,849 persons per the 2016 Census recording an increase of 10.65% from 5,286 persons per the 2011 Census.

The immediate area is well serviced by public and private bus routes, the Arrow Commuter rail service to Dublin and the mainline Dublin to Cork rail service. Access is also convenient from the N7/M7 Dublin to Limerick route.

The property enjoys easy access, and together with Flanagan's Mill and adjoining Italian Pizzeria the location is regarded as one of the main areas for night-time entertainment.

### THE PROPERTY

The subject property comprises a double fronted two storey premises to front with two storey and single storey extensions to rear. The building is of concrete block construction with smooth rendered finish to external elevations under pitched natural slated roofs.

The premises extends to approx. 777.43 sqm and comprises a Public Bar and Lounge Bar on the ground floor with requisite kitchen, service and toilet facilities available. The first floor comprises function room with its own kitchen, service and bar facilities again augmented by requisite toilet accommodation.

The property is spacious, yet compact and enjoys ease of management.

Outside there is a fine enclosed carpark with beer garden and smoking area.

### ACCOMMODATION

Description	GIA Sqm Approx
<b>Ground Floor</b>	<b>510.10</b>
Public Bar	
Snug Bar	
Gentlemen's Toilet	
Lounge Bar	
Ladies Toilets	
Gentlemen's Toilets	
Disabled W.C.	
<b>First Floor</b>	<b>267.33</b>
Function Room	
Store	
Kitchen	
Toilets	
<b>Total</b>	<b>777.43</b>
<b>Outside</b>	
<b>Beer Garden</b>	
<b>Enclosed Car Park</b>	





**TITLE**

Title	Freehold
Licence	Ordinary 7-day Publicans Licence

**COMMERCIAL RATES**

Rateable Valuation	€90,000
Rate Multiplier	0.2246
Rates Bill	€20,214

**SOLICITOR**

Martin C. Ryan & Co. Solicitors,  
132 Harold's Cross Road,  
Dublin 6W.  
Tel: 01 4968219 Fax: 01 4968225

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole selling agent Lisney.

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Rory Browne 01-638 2700 rbrowne@lisney.com

**BER DETAILS**

BER Rating DI

Ber No: 800321978

EPI: 1000.25 kWh/m2/yr



**DUBLIN**

St. Stephen's Green House,  
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**CORK**

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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.



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