

Lisney

Stokes
PROPERTY
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LANDMARK LONG ESTABLISHED RESIDENTIAL 7 - DAY LICENSED PREMISES
FOR SALE BY PRIVATE TREATY

McCLOSKEY'S, 83 - 85 MOREHAMPTON ROAD DONNYBROOK, DUBLIN 4

- Tremendous opportunity to acquire a high profile 7 - Day residential licensed premises extending to approx. 530 msq (GIA) in the heart of Donnybrook with excellent beer garden terrace and yard.
- Excellent scope to refurbish the long-established licensed premises or indeed redevelop as per the granted planning permission(Ref No ABP - 306378 - 20) for a new retail unit and 4 two - bedroom duplex apartments and 1 three - bedroom apartment.

01-638 2700



FOR SALE



LOCATION

McCloskey's Residential Licensed Premises is strategically located in the heart of Donnybrook village one of the most sought after, convenient and affluent residential areas of South Dublin.

Strategically located in a commercial parade of mixed-use outlets such as Donnybrook Fair, busy cafés, shops, professional practices in Argyle Square, all situated close by.

Donnybrook has enjoyed recent redevelopments such as Donnybrook House, and the proposed new Lovette House scheme and the significant development at former Kiely's licensed premises all will enhance the vibrancy of Donnybrook.

<https://planning.agileapplications.ie/dublincity/application-details/140959>

<https://planning.agileapplications.ie/dublincity/application-details/140447>



Donnybrook also enjoys close proximity to the sports grounds of Energia Park, The RDS, Aviva stadium and the excellent Herbert Park facility.

DESCRIPTION

McCloskey's Residential Licensed Premises comprises a spacious yet compact three storey (over part basement) with large single storey extension providing approx. 270 sq.m Ground Floor accommodation comprising Licensed Premises and Off-Licence, Kitchen, Toilet Accommodation and Stores, with spacious residential accommodation overhead of approx.180 sq.m complimented by basement storage of approx. 97.3 sq.m and outside spacious attractive Beer Garden and terrace

McCloskey's furthermore offers an excellent opportunity to acquire a Long Established, Landmark, Licensed Premises with undoubted potential to re-establish, drive and develop the existing business into a strong food and beverage outlet.

The property currently enjoys full planning permission for the redevelopment of 83 – 85 Morehampton Road please see link as follows:

<https://planning.agileapplications.ie/dublincity/application-details/135196>



TITLE

Title	Freehold / Long Leasehold Title
Licence	Ordinary 7 – Publicans Licence

COMMERCIAL RATES

Rateable Valuation	€65,000
Rate Multiplier	0.2680
Rates Bill 2022	€17,420

FURTHER INFORMATION / VIEWING

Viewing strictly by prior appointment with joint agents.
Full Inventory of Furniture and Effects included in sale will be appended to the contract

Joint Agents:

Lisney (incorp Morrisseys)
Tony Morrissey
01 632 7000 | 086 255 8316
tmorrissey@lisney.com
PSRA Licence No. 001848



BER DETAILS

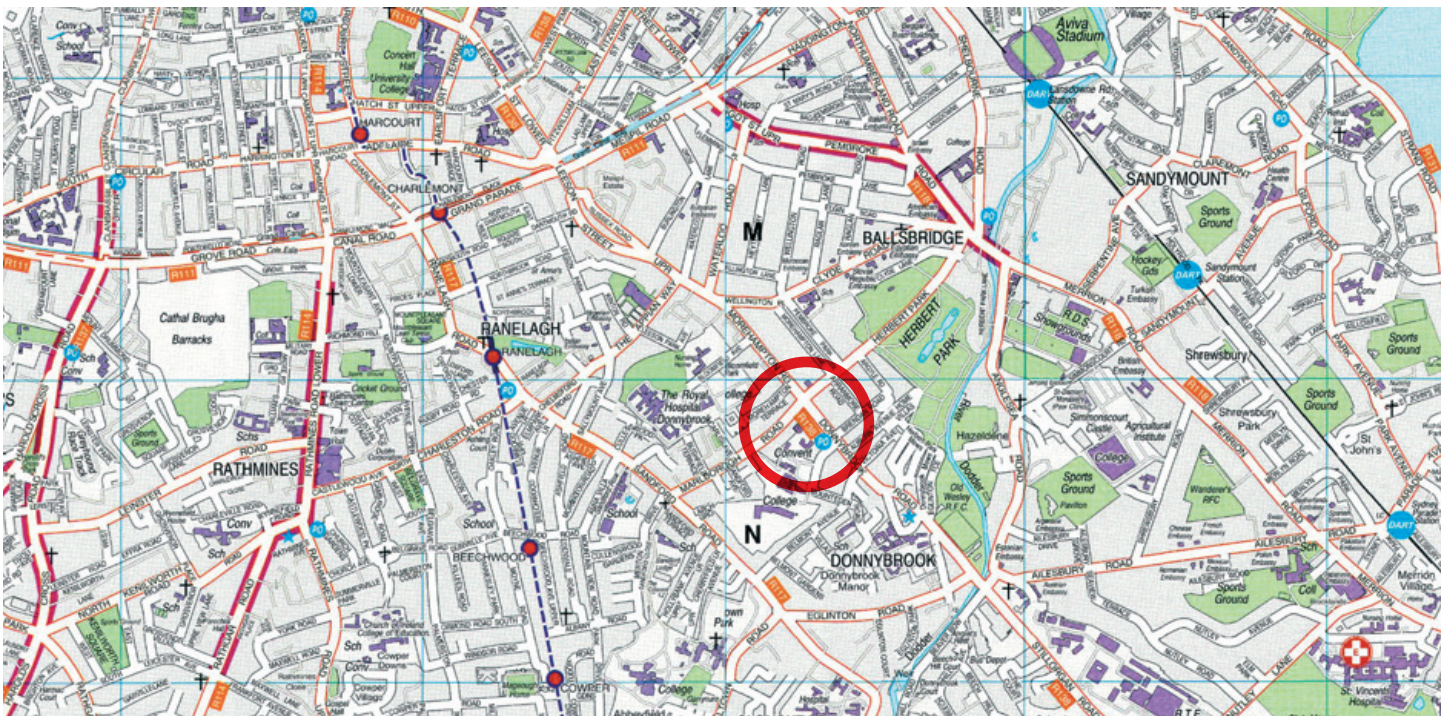
BER Rating EI - G

SOLICITOR

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Stokes Property

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DUBLIN

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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. Stokes Property PSRA Licence No 002615

