

Morrissey's

Lisney

PROMINENT SOUTH CITY SUBURBAN LOCK-UP LICENSED PREMISES

The
BOWERY

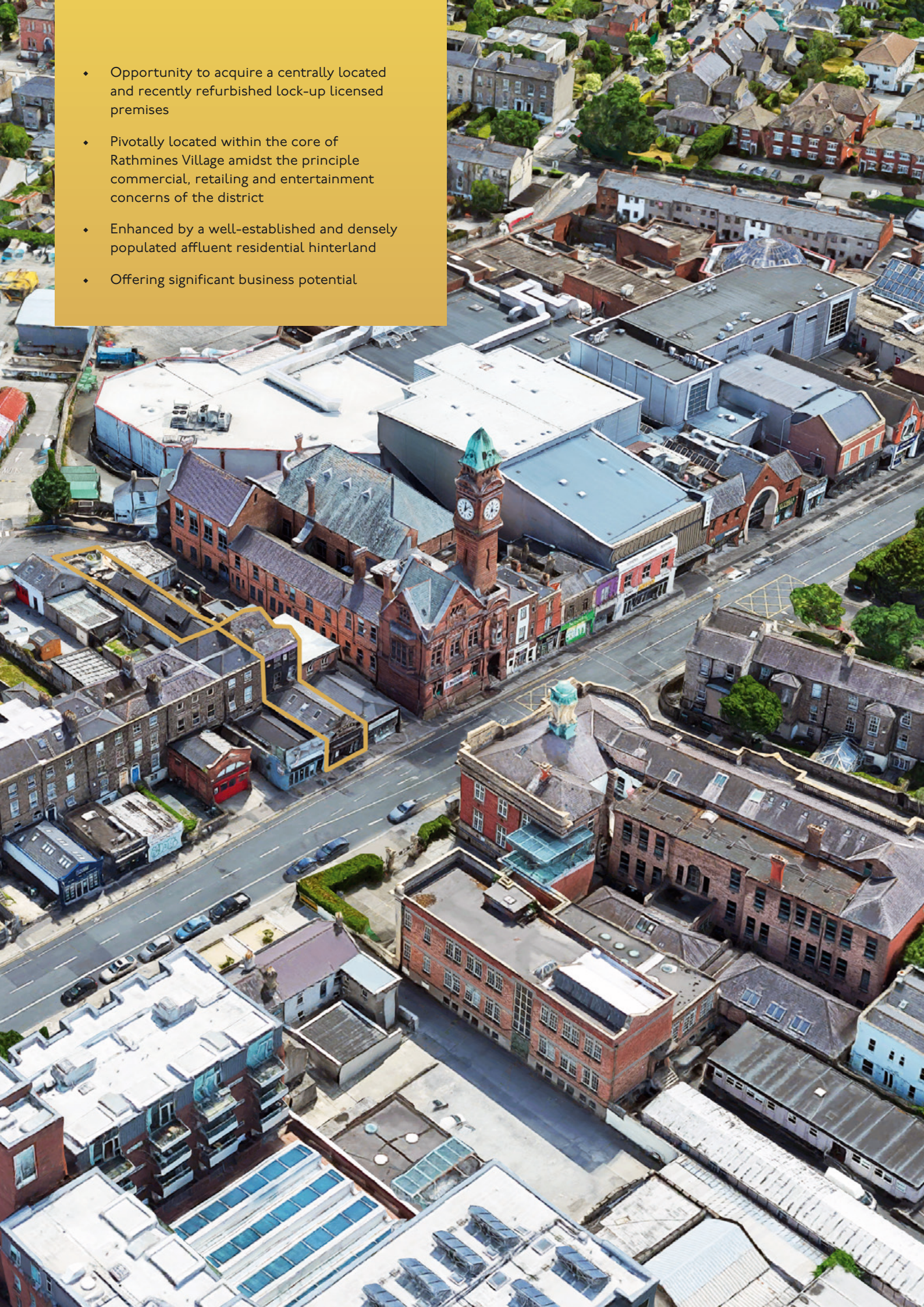
196 Rathmines Road Lower

Rathmines | Dublin 6



FOR SALE BY PRIVATE TREATY AS A GOING CONCERN

- ◆ Opportunity to acquire a centrally located and recently refurbished lock-up licensed premises
- ◆ Pivotaly located within the core of Rathmines Village amidst the principle commercial, retailing and entertainment concerns of the district
- ◆ Enhanced by a well-established and densely populated affluent residential hinterland
- ◆ Offering significant business potential



Location

The Bowery is located to the East side of Rathmines Road Lower and occupies a prominent central trading position directly opposite Rathmines Library and immediately adjacent to the Rathmines Omiplex Cinema, Swan Leisure Centre and Swan Shopping Centre complemented by numerous surrounding licensed, hotel and restaurant users.

The Rathmines Road is a principle arterial thoroughfare connecting the City Centre with the well-established and densely populated surrounding suburbs of Rathfarnham, Rathgar, Ranelagh, Terenure and Templeogue.

The immediate area is well serviced by public transport with the LUAS Green Line stops at Ranelagh and Charlemont located within close proximity to these licensed premises.

The Property

The subject property comprises a mid-terrace three storey over basement building together with substantial single storey extensions to the front and rear.

The property is utilised as a lock-up 7-Day Licensed Premises incorporating Lounge Bar to Ground Floor level inclusive of ladies and gentlemen's toilets together with basement cellar storage with delivery access via drop hatch from Rathmines Road.

First and second floor accommodation comprises staff changing, storage, office and former kitchen facilities together with a dumb waiter servicing the Ground Floor Lounge Bar.

BER DETAILS

BER: E1
EPI: 1146.63 kWh/M2/yr

The Opportunity

The Bowery represents an excellent opportunity to acquire a well located lock-up licensed premises currently enjoying a beverage driven trade that is derived from the surrounding commercial and residential populous.

These licensed premises are currently operated on conservative lines thereby affording considerable potential for a discerning purchaser to reposition and further develop the business capitalising on the prominent trading location within a well-established and densely populated commercial and residential district.

Accommodation

	SQM
Ground Floor	298.25
Lounge Bar	
Disabled W.C	
Ladies Toilets	
Gents Toilets	
First Floor	51.5
Former Kitchen	
Former Prep Room	
Store Room	
Staff Changing & Toilets	
Second Floor	51.5
Store Rom 1	
Store Room 2	
Managers Office	
CCTV & Coms Room	
Basement	126.5
Cold Room, general store and delivery grate	
Total	527.75

TITLE

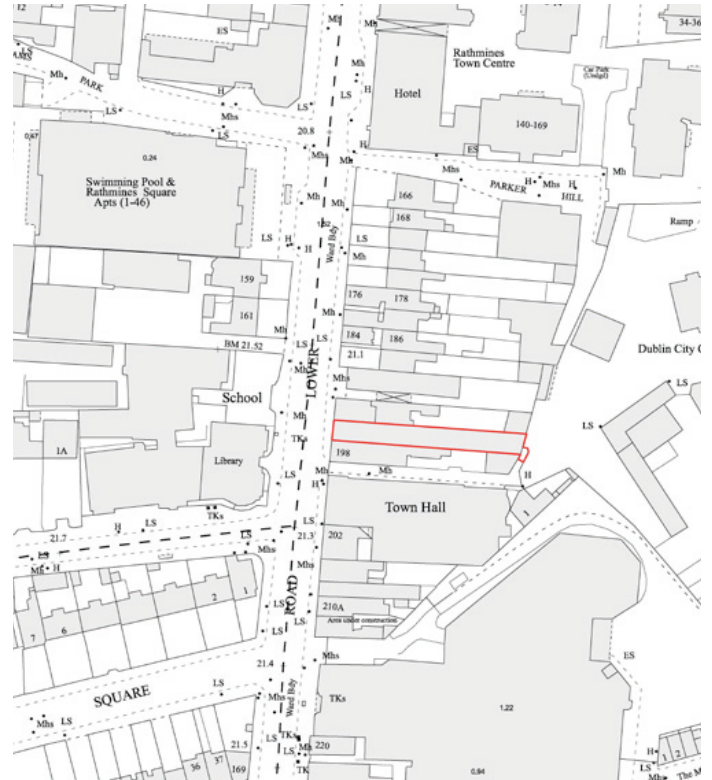
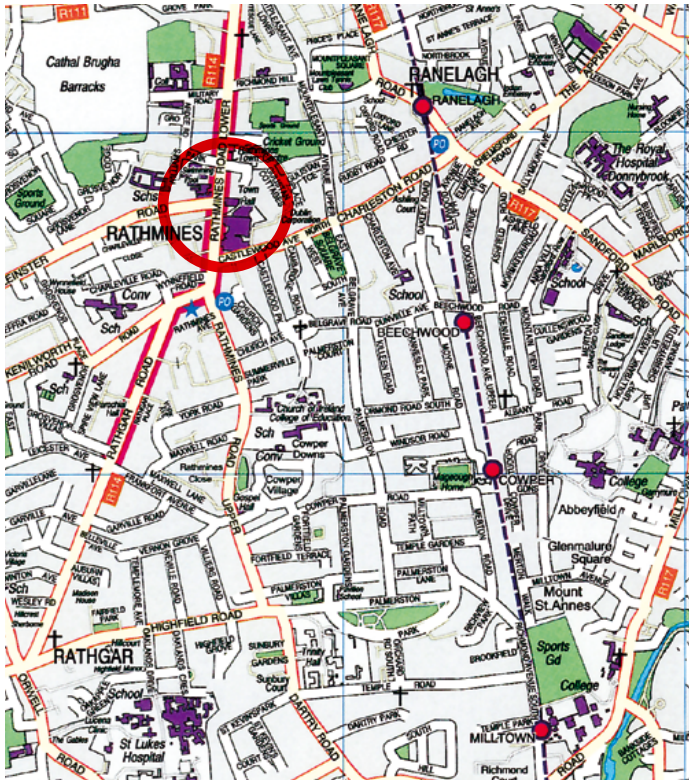
Title	Freehold
Licence	7-Day Ordinary Publican's Licence

COMMERCIAL RATES

Rateable Valuation	€70,200
Rate Multiplier	0.261
Rates Bill 2019	€18,322.20







The **BOWERY**

SOLICITOR

Jamie Sherry
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ACCOUNTANT

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Clifford Desmond & Associates,
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FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agents.

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

Rory Browne

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Tony Morrissey

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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.