

Morrissey's

Lisney

FOR SALE

Easily Managed South City Licensed Premises - For Sale by Private Treaty as a Going Concern

THE GLEN OF AHERLOW 29 EMMET ROAD, DUBLIN 8

On the instructions from the vendor who are retiring after over 20 years of successfully operating the premises



01-638 2700

- Long established south city licensed premises
- Easily managed beverage only neighborhood bar
- Refurbishment opportunity of upper floor to apartments
- Development opportunity at unused sites to side and rear





LOCATION

The Glen of Aherlow occupies a prominent trading position on Emmet Road in Inchicore 200m west of its junction with South Circular Road and 700m east of Inchicore village.

The Inchicore – Kilmainham Area has a growing young population which have been attracted into the area by the convenience to the city centre and excellent transport links through numerous LUAS Red Line stops. The area has witnessed considerable improvement in recent years with the additions of Houston South Quarter, the regeneration of St. Michaels Estate and the upcoming completion of the National Children's Hospital.

Visitors are drawn to the area through several cultural amenities including Kilmainham Gaol with 400,000 annual visitors, the Irish Museum of Modern Art with 500,000 visitors and the War Memorial Gardens. The Royal Hospital Kilmainham is located 200m from the property and hosts the annual Forbidden Fruit 2-day festival in addition to other concerts with up to 10,000 people per day.

THE PROPERTY

The Glen of Aherlow comprises a prominent part two storey and part single storey structure laid out with Bar and Lounge to ground floor level complemented by external patio smoking area to the rear with basement cold room and stores. The first floor comprises a former residence which has been stripped to shell condition.

The accommodation comprise a compact traditional style public bar complemented by a large lounge and external beer garden.

There are unused sites to the side and rear that could suit development subject to planning with further potential to refurbish the first floor for an additional 2 apartments.

THE OPPORTUNITY

The Glen of Aherlow represents an excellent opportunity to acquire an easily managed, profitable neighbourhood bar that has been successfully operated by the current owners for over 20 years. There is clear potential to expand on the existing offering to cater for the growing local population.

In addition, there is potential to significantly increase the annual income from the property through development and refurbishment.

ACCOMMODATION

Description	GIA Sqm Approx
Ground Floor	280
Public Bar	
Lounge	
Ladies Toilets	
Gents Toilets	
Stores	
Residence Entrance	
First Floor	166
Former Residence	
Basement Level	89
Stores	
Total	535
Outside	
Beer Garden / Smoking Area	
Delivery & Service Access	



TITLE

Title	Freehold
Licence	Publicans Licence (7-Day Ordinary)

COMMERCIAL RATES

Rateable Valuation	€49,500
Rate Multiplier	0.2680
Rates Bill 2023	€13,266

BER DETAILS

BER Rating D1
 Ber No:8 00897118
 EPI: 1079.66 kWh/m2/yr

SOLICITOR

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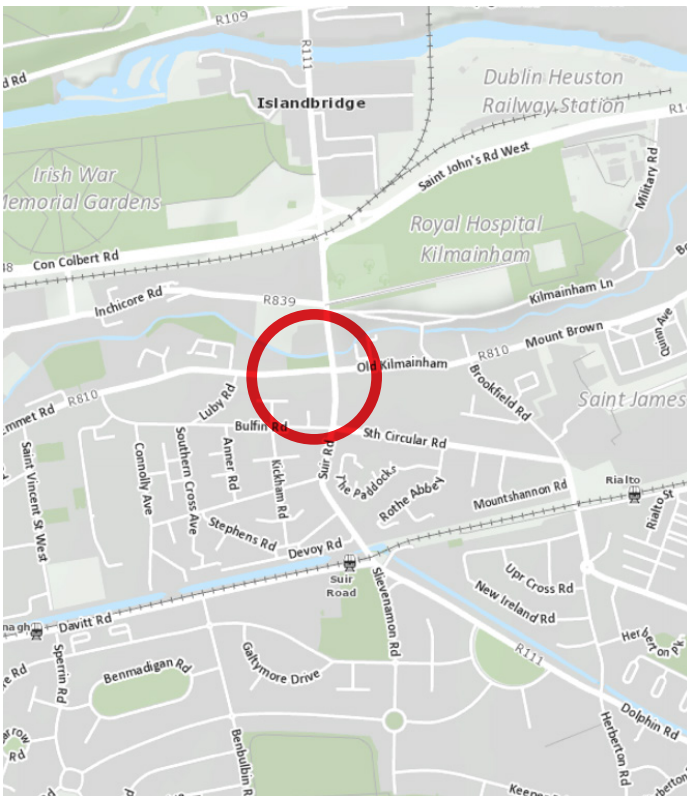
ACCOUNTANT

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FURTHER INFORMATION / VIEWING

Strictly by prior appointment only with the Sole Selling Agents

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