

FOR SALE

The Villager, 31 Main Street, Chapelizod, Dublin 20

LONG ESTABLISHED LOCK-UP 7 DAY LICENSED PREMISES

FOR SALE BY PRIVATE TREATY AS A GOING CONCERN

EXCELLENT OPPORTUNITY TO ACQUIRE A COMPACT TRADITIONAL STYLE LICENSED PREMISES THAT CAN BE OPERATED OFF LOW OVERHEADS CENTRALLY POSITIONED WITHIN THE ESTABLISHED RESIDENTIAL SUBURB OF CHAPELIZOD VILLAGE.

Lisney

COMMERCIAL REAL ESTATE



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ABOUT THE PROPERTY

Compact Traditional Licensed Premises.

Easily operated off low overheads.

Limited immediate direct competition.

Established suburban district witnessing population growth.

Separate self-contained public bar and function lounge spaces.

Potential to incorporate rear beer garden.



LOCATION

Located on the northern side of Main Street, The Villager enjoys a prime location within the commercial core of Chapelizod immediately adjacent to baabaa Café and directly opposite Spar Convenience Store and Chapelizod Pharmacy.

Chapelizod is a well-established northwestern suburb of Dublin City enjoying a growing population, located approx. 7 kms west of the City Centre.

Surrounding occupiers are commercial and residential in nature comprising a mix of established housing, retail, office and café users further augmented by the recently completed Tristan Square development of 172 apartments.

DESCRIPTION

The Villager comprise a prominent two storey end of terrace unit with basement rear store.

These licensed premises have been well-maintained throughout the years and enjoy a traditional public lounge bar on the ground floor complemented by a first floor lounge / function space.

There is a small smoking area to the rear with potential to further extend and incorporate a beer garden.

In summary, The Villager represents an excellent opportunity to acquire a compact traditional style licensed premises, well presented throughout affording ease of management of a business that can be operated off low overheads with minimal direct competition.

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ACCOMMODATION

The Villager	Approximate SQ.M. GIA
Ground Floor	c. 122.87
Entrance Lobby	
Bar	
Kitchenette	
Managers Office & Spirit Store	
Rear Lobby	
Gents Toilets	
Ladies Toilets	
Rear Store (Cold Room & Bottle Stores)	
First Floor	c. 118.04
Lounge Bar / Function Lounge	
Gents Toilets	
Ladies Toilets	
Loft Store	
Basement	c. 17.06
Cellar Storage	
Outside	c. 7.05
Rear Courtyard	
Total	c. 257.97

TITLE

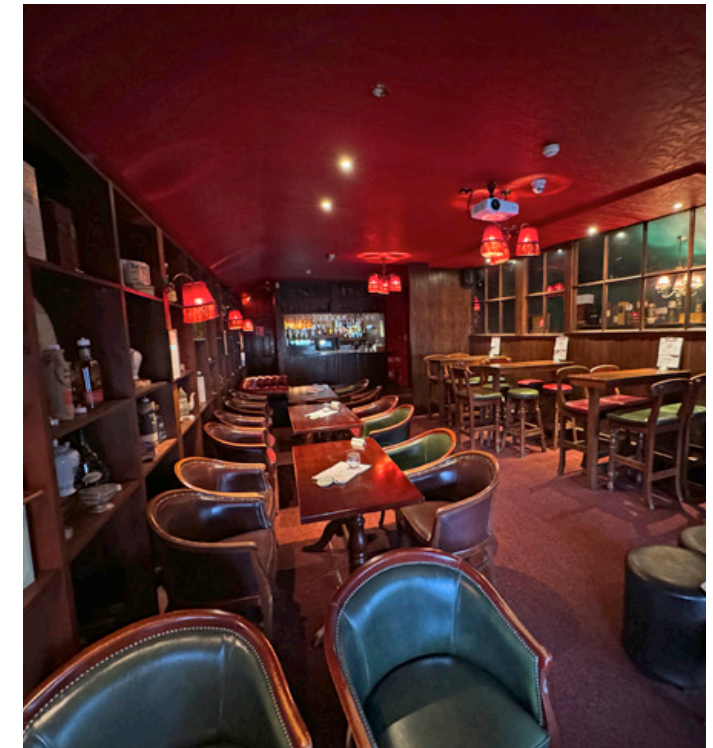
Freehold

LICENCE

Ordinary 7-Day Publicans Licence



The Villager represents an excellent opportunity to acquire a compact traditional style licensed premises



SOLICITOR

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Sherlock Law Solicitors
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COMMERCIAL RATES

Rateable Valuation: €52,000
Rate Multiplier: 0.277
Rates Bill 2024: €14,404

BER INFORMATION



BER No: 800481350

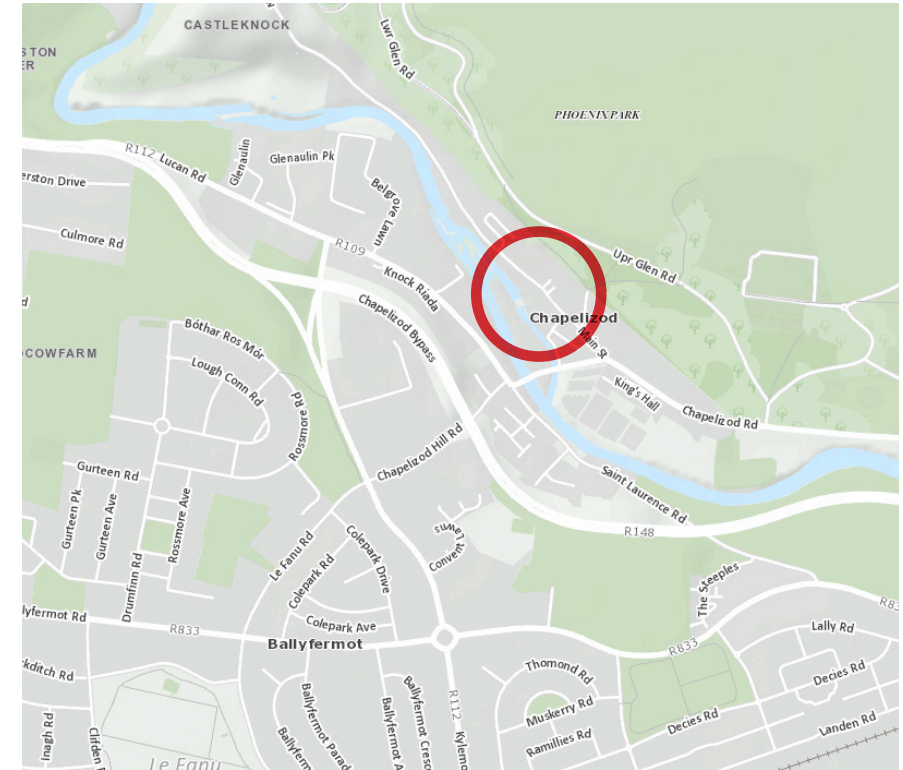


Located on the northern side of Main Street, The Villager enjoys a prime location within the commercial core of Chapelizod

RIGHT OF WAY SHADED YELLOW



LOCATION MAP



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For further information

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Viewing Strictly by appointment with the sole selling agent Lisney.

Lisney Commercial Real Estate

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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.

