

FOR SALE BY PRIVATE TREATY AS A GOING CONCERN

Ernies, Market Square, Wicklow Town, Co. Wicklow

EXCELLENT OPPORTUNITY TO ACQUIRE A COMPACT LICENSED PREMISES IN IMPECCABLE REPAIR
ENJOYING A PROMINENT TRADING LOCATION FRONTING ONTO WICKLOW TOWNS MARKET SQUARE.

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ABOUT THE PROPERTY

Well appointed Licensed Premises enjoying an ideal trading position fronting onto Market Square.

Opportunity to acquire a traditional style Licensed Premises affording Business development potential.

Extending to approx 409 sqm over two floors comprising a ground floor bar and first floor function space.

LOCATION

Ernie's enjoys excellent frontage onto Market Square with immediately neighbouring occupiers being principally commercial in nature comprising office, retail, café and licensed premises uses complimented further by numerous residential concerns and of course the renowned tourist site of Wicklow Historic Gaol and Wicklow Court House both situated directly opposite.

The county of Wicklow is a popular and established tourist driven area and Wicklow Town is the centre for commercial, retailing, business, banking and local government within the county with a population per the 2022 census of 12,957. Serving a substantial hinterland the town acts as an important central hub for commerce, entertainment and tourism located only a fifty-minute drive from Dublin City Centre.

Due to the considerable expansion of South County Dublin in recent years, Wicklow town and its environs have become a popular place to live for commuters working in Dublin City. Wicklow town also enjoys the benefit of being on the mainline rail service connecting Rosslare to Dublin City.

DESCRIPTION

Ernie's Licensed premises comprises a traditional style public bar to ground floor level complimented by a separate and self-contained function lounge to first floor, both areas being independently accessed and separately serviced by their own patron toilet facilities.

These licensed premises are exceptionally well appointed having benefitted from complete remodelling and refurbishment and maintained to a high standard since. The property enjoys a traditional style fit out complimented by snug areas.

The function room is well laid out and enjoys fitted kitchen, staff areas and small alfresco smoking area.

Excellent seating accommodation to the front of the property onto Market Square.

In summary, Ernie's represents an excellent opportunity to acquire a traditional style licensed premises, immaculately presented throughout in turn-key condition requiring no capital expenditure save normal running repairs and renewals which enjoys a very steady annual turnover.

ACCOMMODATION

ERNIE'S	Approximate SQ.M. GIA
Ground Floor	193.6
Public Bar	
Patron Toilet Facilities	
Kitchen Area	
Keg Room & Bottle Stores	
General Stores	
First Floor	215.5
Function Lounge	
Patron Toilet Facilities	
Stores and staff area	
Kitchen	
Total	409.1
Outside	
Table & Chair seating to Market Square	
Rear enclosed smoking area	
First Floor smoking area servicing Function Lounge	

TITLE

Freehold

LICENCE

Ordinary 7 – Day Publicans Licence



Pivotal location within Wicklow town.





Ernie's enjoys excellent frontage onto Market Square with immediately neighbouring occupiers being principally commercial in nature comprising office, retail and café.

BER INFORMATION



BER No: 800576308

SOLICITOR

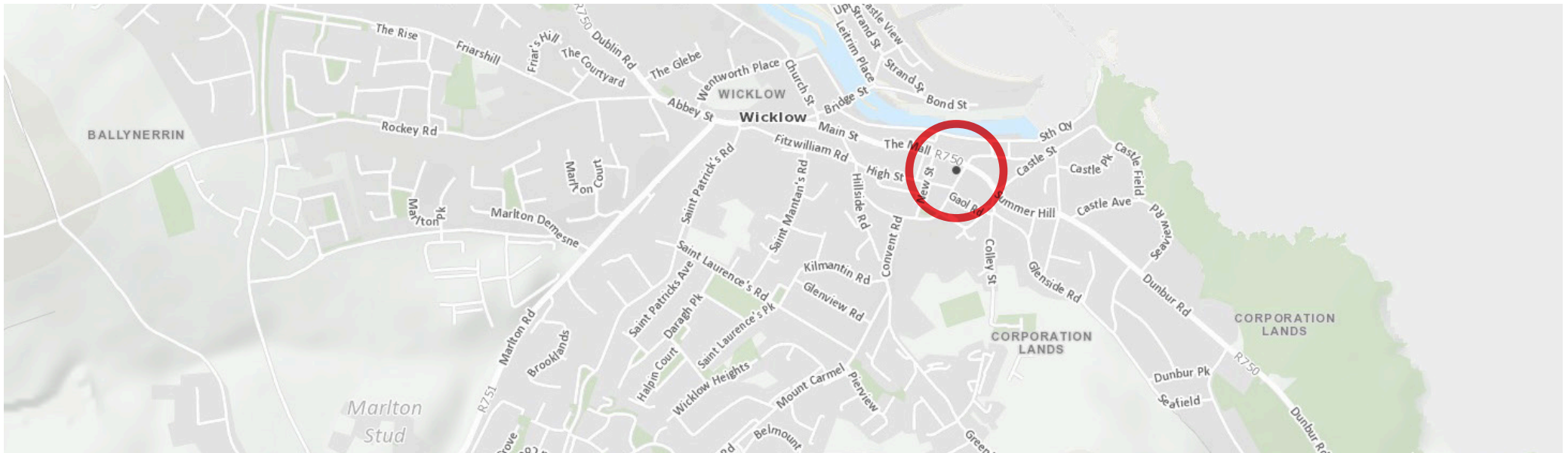
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ACCOUNTANT

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Dun Laoghaire, Co. Dublin
Tel: 01 280 4731 , E Mail:info@hsoc.ie

Full Inventory of Furniture and Effects included in sale will be appended to the contract.

LOCATION MAP



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For further information

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Viewing strictly by prior appointment with Sole Agents.

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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.

