

THE GRADUATE

Killiney Shopping Centre, Rochestown Avenue, Co. Dublin

Lisney
COMMERCIAL REAL ESTATE

For Sale by Private Treaty

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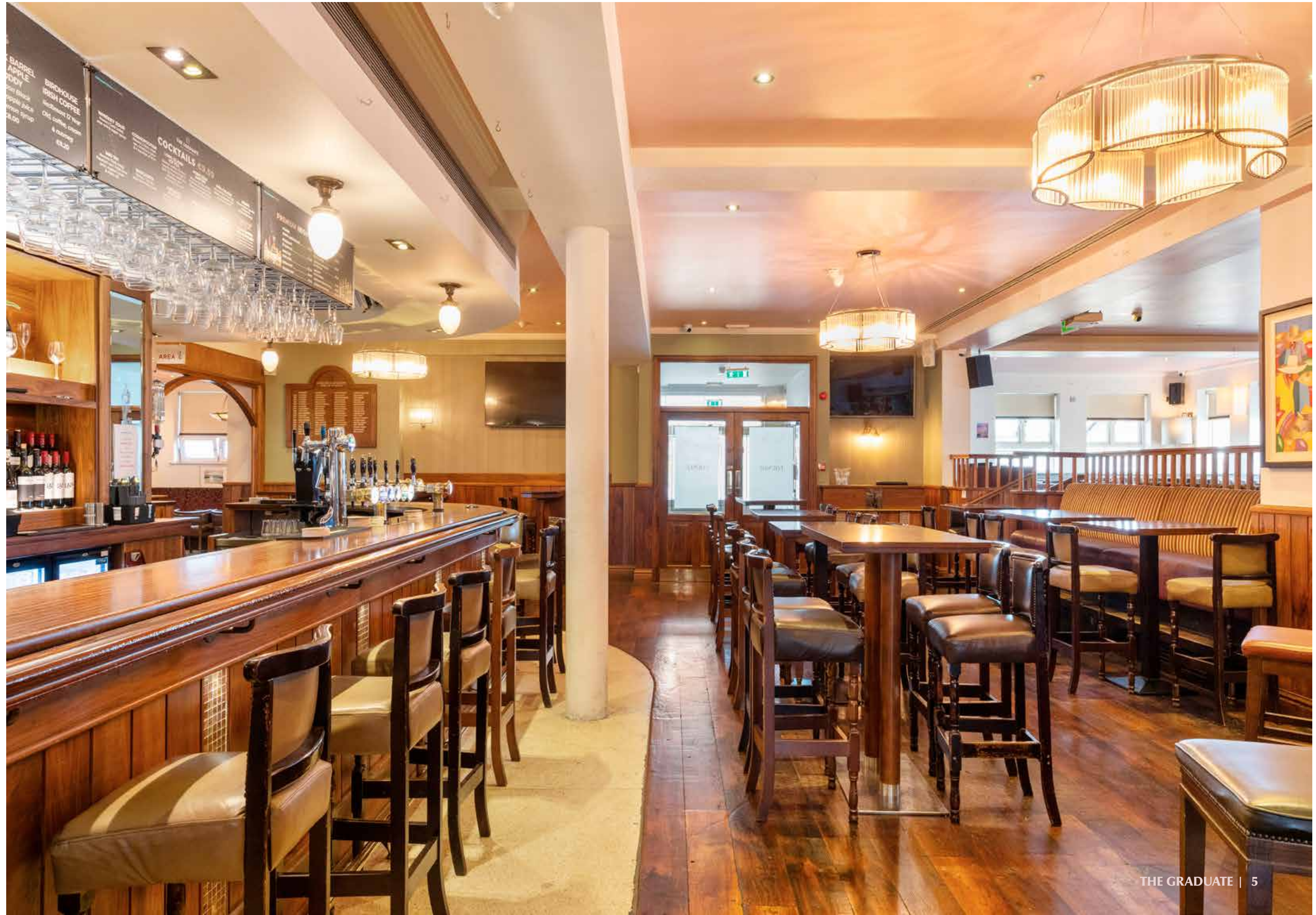


THE GRADUATE

Excellent opportunity to acquire a long-established and well-regarded licenced premises benefitting from a high-volume turnover and significant profit with scope to further increase trade through the fast-growing population within the pedestrian catchment area.



- Excellent opportunity to acquire a landmark hospitality establishment.
- The Graduate is a thriving and highly-regarded south Dublin business enjoying a substantial turnover with significant opportunity for further growth.
- Purposed built in 2010 with multiple bars, dining and function areas, the Graduate offers extensive facilities over its 1,395 sqm.
- Located within the densely populated districts of Killiney, Dalkey, and Glenageary.



Location

Located in the Killiney Shopping Centre complex, which is a busy neighbourhood shopping centre serving the surrounding areas of Killiney, Ballybrack, Loughlinstown and Sallynoggin.

Killiney is a well-established densely populated affluent suburb of Dublin City located approx. 15 kms south of the City Centre.

The immediate area is witnessing a population increase with several residential developments underway including in excess of 600 units nearing completion directly opposite Killiney Shopping centre.

Description

The Graduate comprises a prominent three storey premises with basement store with a high-profile position on the southern side of Killiney Shopping Centre overlooking the busy Graduate Roundabout.

Internally, these premises have been well-maintained throughout the years and enjoy a large lounge bar, laid out in four sections on the ground floor which is complemented by two first floor function rooms.

Externally, the property enjoys extensive outdoor seating provided by a sheltered wrap around beer garden. The premises also benefits from shared use of the Killiney Shopping Centre surface level car park with parking for approx. 124 cars.



Development Potential

The Graduate Licensed premises comprise a site of approximately 0.2 acres and benefits from the zoning Objective NC, "To protect, provide for and-or improve mixed-use neighbourhood centre facilities." Guesthouse and Residential uses are permitted under the NC Zoning presenting the opportunity to re-develop the site or add additional floors to the current building subject to planning permission.



Accommodation

The current layout is summarised as follows:

The Graduate - Internal	Approximate SQ.M. GIA
Ground Floor	
Lounge Bar laid out in 4 sections	
Kitchen	
Ladies and Gentlemen's toilets (x2), DAC toilet	
Store	
First Floor	
Killiney Function Room	
Dalkey Function Room	
Kitchen	
Ladies & Gentlemen's toilet (x2)	
Second Floor	
Staff rooms	
Meeting Room	
Office	
CCTV Room	
Store	
Basement	
Cold Room, Keg room Store	
Rear Courtyard	
Total	Approx. 1,395

The Graduate - Internal	Approximate SQ.M. GIA
Outside	
Outdoor seating, Beer Garden Accommodation & Car Parking (124 spaces)	
Total	Approx. 186

Title

Freehold

Licence

Ordinary 7 – Day Public Licence

Commercial Rates

Rateable Valuation: €239,000

Rate Multiplier

0.2077

Rates Bill 2024

€49,640.3

Solicitors

Niall T Cawley,
 Niall T Cawley & Co.,
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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.

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