

The KCR House

324 - 326 Kimmage Road Lwr., Terenure, D6WCF38

"Excellent opportunity to acquire an established south suburban licensed premises complimented by valuable adjoining residential investment"

- Licensed Premises
- 2x Pre 63' Apartments
- Extending to 514 SQM
- Total Income: €91,000 Pa.
- FPP for 3 apartments above Licensed Premises

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Summary

BER Rating	D2
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Description

The KCR House is a two-storey, end-of-terrace commercial building with a rear single-storey extension. The ground floor features a traditional style lock-up Licensed Premises, including storage & service areas together with rear smoking area. The first floor comprises a former function lounge and toilets, currently unused.

Outside:

- Rear Access
- Smoking Area to rear
- Al fresco area to front

The adjoining residential property (324 Kimmage Rd) comprises a Pre '63 and is laid out as two no. one-bedroom apartments.

Full planning permission was recently granted to convert the vacant first-floor upper lounge and rear into 3 Apartments (1 x 2 bed & 2 x 1 Beds) (ref: 5035/23).

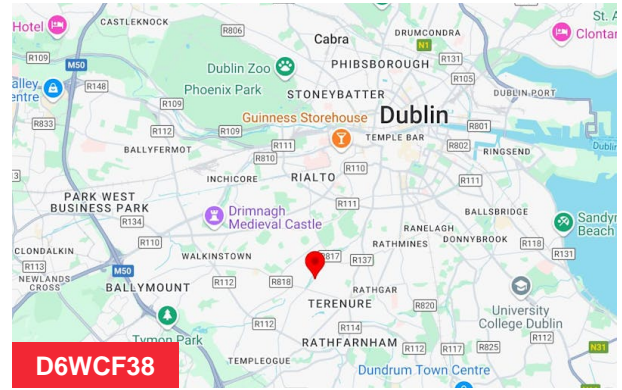
There is a unique opportunity for either an owner operator to continue to drive the existing business with the introduction of a food offering (kitchen on the premises currently unused) or alternatively for an investor to continue to derive income from the entire.

Location

The KCR House licensed premises occupies a prominent trading position on Kimmage Road Lower adjacent to the Kimmage Crossroads (KCR), a significant landmark and junction in the area where Kimmage Road West, Kimmage Road Lower, Terenure Road West, and Fortfield Road intersect. The pub's strategic location makes it easily accessible via various transport links. Several Dublin Bus routes serve the area, including the 9, 54A, and 15A, which stop near the KCR junction. For cyclists, there are dedicated cycle lanes along some of the main roads leading to KCR. The pub is also within walking distance of numerous residential areas in Kimmage and Terenure.

Further Information

Further information including the tenancy schedule and information memorandum are available upon request from sole selling agents Lisney CRE



Viewing & Further Information



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