

AN SIBIN

Main Street, Dunshaughlin

Co. Meath | A85 KD39

BER D1



Landmark and Renowned Licensed Premises

FOR SALE BY PUBLIC TENDER AS A GOING CONCERN 12.00 NOON WEDNESDAY 16TH
APRIL 2025 (UNLESS PREVIOUSLY SOLD)

Excellent opportunity to acquire a substantial and well-appointed Town Centre Licensed Premises pivotally located on Dunshaughlin's main street capable of sustaining high volumes of trade and affording excellent future business development potential within a rapidly expanding commuter town.

Lisney
COMMERCIAL REAL ESTATE

The Location

An Sibin occupies a prime location on Dunshaughlin's Main Street in the heart of the town centre. The premises is situated on the western side of the street, positioned amongst a mix of complementary retailing and commercial concerns.

Dunshaughlin is a thriving and rapidly expanding commuter town located along the M3 Motorway, approximately 28km northwest of Dublin City Centre. The town has experienced significant growth in recent years and according to the 2022 census, Dunshaughlin had a population of 6,644 persons, representing a 65% increase since 2016.

Neighbouring residential concerns are predominantly located to the rear of the property at its western

boundary with the established developments of Supple Park, Marble Hall and The Dales comprising a mix of family homes. More recent residential development is located immediately to the rear of the car parking area comprising two blocks of terraced dwellings developed upon a former grassland site with access via Supple Park.

Dunshaughlin's strategic location on the M3 motorway provides excellent transport links to Dublin and other regional towns. The town is well-served by public transport, with regular bus services to Dublin city centre and a nearby M3 Parkway train station offering rail connections.



The Property

An Sabin comprises an extensive detached two storey building enjoying prominent frontage onto Main Street complimented by extensive enclosed rear surface level patron car parking extending to approximately 45 designated spaces, standing on a site of approximately 0.19 Hectares / 0.47 Acres.

The property is laid out with contemporary style lounge bar and dining accommodation to ground floor level complimented by modern catering kitchen facilities. Externally to the rear is an enclosed beer garden and smoking area together with a series of single storey stores of concrete block construction under flat roof covering.

First Floor accommodation comprises a function lounge (currently disused and utilised for bookkeeper/office space) together with patron toilet facilities that service both ground and first floor levels. There is an additional kitchen to first floor level utilised as a prep area together with supplementary toilets and storage rooms. The attic eaves area are accessible from first floor level and utilised as storage space.

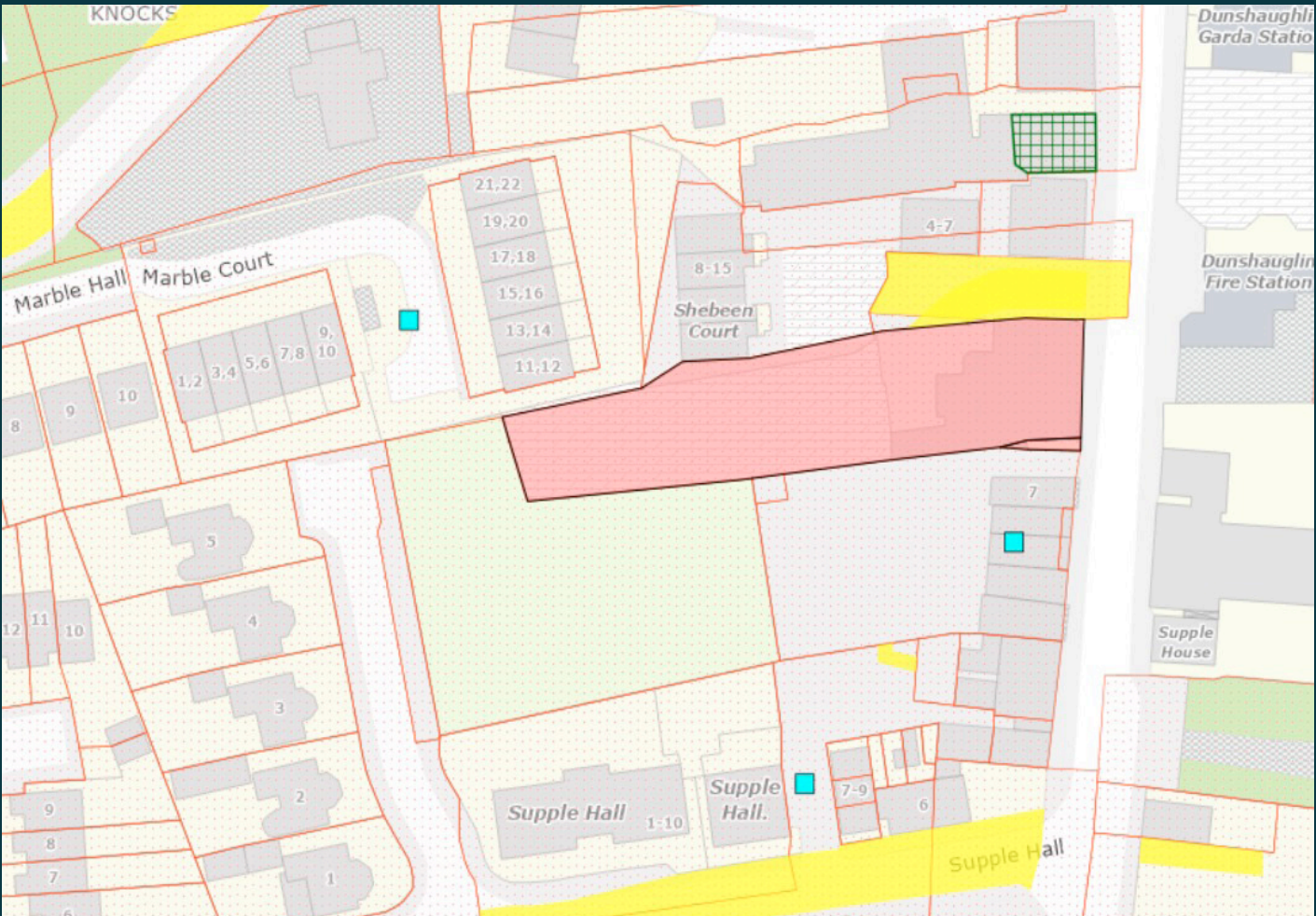
The property is presented throughout in excellent repair with the ground floor trading area enjoying a quality fit-out that has been well maintained.

The Opportunity

An Sabin represents a unique opportunity for an owner operator to acquire and further develop an established, high volume and well regarded business.

The property which comprises a significant town centre site also offers potential for development owing to its valuable B1 Zoning Objective - "To protect, provide for and/or improve town and village centre facilities and uses".







Accommodation

DESCRIPTION	SQM
Ground Floor	364.27
Entrance	
Lounge Bar	
Main Kitchen	
First Floor	331.78
Function Lounge	
Ladies & Gents Toilets (servicing both ground & first floors)	
Kitchen	
Stores	
Separate Ladies & Gents Toilets	
Outside	38.95
Single Storey Stores	
Cold Room	
45 Designated Parking Spaces	
TOTAL	735

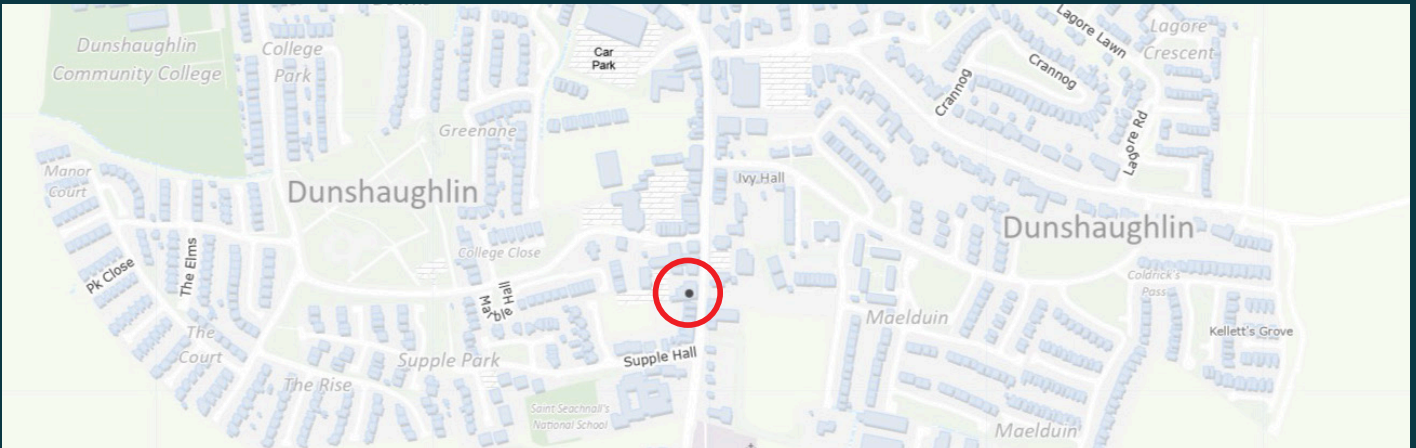




AN SIBIN

Main Street, Dunshaughlin

Co. Meath | A85 KD39



TITLE

Freehold

BER DETAILS

D1

TENDER DETAILS

For Sale by Public Tender, 12 Noon
Wednesday 16th April 2025 (unless
previously sold)

LICENCE

Publicans Licence (7-Day Ordinary)

ACCOUNTANT

Forvis Mazars
3 Harcourt Centre, Harcourt Road
Saint Kevin's | Dublin 2

Tender Documents available upon
request from Addleshaw Goddard
Solicitors

SERVICES

Full Mains Services

SOLICITOR

Addleshaw Goddard
28 Fitzwilliam Lane
Fitzwilliam Street Lower | Dublin 2

COMMERCIAL RATES

Licensed Premises

Rateable Valuation €76,400.00

Rate Multiplier (ARV) 0.1938

Rates Bill 2025 €14,806.32

FURTHER INFORMATION / VIEWING

All viewings are strictly by prior appointment only with the Sole Selling Agents.

Inventory of Furniture & Effects to be included in the Sale available upon request.

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.