

FOR SALE BY PRIVATE TREATY AS A GOING CONCERN

**Athgarvan Inn, Athgarvan, Newbridge, Kildare,
W12 PK00**

**LANDMARK AND SUBSTANTIAL LICENSED PREMISES LOCATED WITHIN A RAPIDLY GROWING
COMMUTER TOWN**

ON THE INSTRUCTIONS OF THE VENDORS WHO ARE RETIRING FROM THE LICENSED TRADE

Lisney

COMMERCIAL REAL ESTATE



Lisney

COMMERCIAL REAL ESTATE

ABOUT THE PROPERTY

Excellent opportunity to acquire a substantial landmark Licensed Premises enjoying a pivotal trading position on the Newbridge Road within the heart of “The Thoroughbred County” capable of sustaining high volumes of trade and affording excellent future business development potential.



Athgarvan Inn, Athgarvan, Newbridge, Kildare



LOCATION

The Athgarvan Inn occupies a prominent and central trading position at the heart of Athgarvan village, situated at the crossroads where the R416 regional road intersects with the main thoroughfare through the village. This location provides the Inn with excellent visibility and accessibility for both local residents and visitors traveling between Newbridge and Kilcullen. Athgarvan is a well-established and growing residential village in County Kildare, positioned approximately 4 km southwest of Newbridge and just west of the River Liffey, with the scenic Curragh forming its western boundary.

The village has experienced significant population growth in recent decades, with a current population of 1,193 as per the 2022 Census, recent new housing developments within the village will have provided a further significant boost to the local population. The immediate local population is complemented by the nearby communities of Newbridge, Naas, and the Curragh Camp, all within a short drive. The area benefits from its proximity to major transport routes, including the M7 motorway to the north, which provides convenient access to Dublin and the wider region. Athgarvan is also well-served by local amenities, including sports clubs such as Athgarvan GAA, as well as the renowned Curragh Racecourse, Punchestown Racecourse, Irish National Stud and the open parklands of the Curragh Plains.

THE PROPERTY

The Athgarvan Inn comprises a detached two storey building internally laid out to contain a traditional style public bar, lounge bar, and separate function room. Internally the premises are presented throughout in a traditional theme with feature timber bar fitout throughout. The cold room and cellar storage is located to ground floor level.

The entire benefits from substantial kitchen facilities capable of catering for high volumes of trade. The first floor level comprises of separately accessed guest accommodation laid out to comprise 3 triple rooms, 2 double rooms, and 2 family rooms. To the rear of the premises is a beer garden/ smoking area with large car park for patrons.



Athgarvan Inn, Athgarvan, Newbridge, Kildare

THE OPPORTUNITY

The Athgarvan Inn represents an excellent opportunity to acquire a landmark traditional style licensed premises strategically positioned on the Newbridge Road in a rapidly expanding commuter area adjacent to the country’s most high profile stud farms and racecourses.

ACCOMMODATION SCHEDULE

| DESCRIPTION | APPROX SQM |
|------------------------|------------|
| Ground Floor | 398 |
| Public Bar | |
| Lounge Bar | |
| Ladies & Gents Toilets | |
| Function Room | |
| Kitchen | |
| Cold Room | |
| Stores | |
| Office | |
| First Floor | 127 |
| 2x Family Rooms | |
| 3x Triple Rooms | |
| 2x Double Rooms | |
| Office | |
| Total | 525 |





Athgarvan Inn, Athgarvan, Newbridge, Kildare



TITLE

Freehold

LICENCE

Publicans Licence (7-Day Ordinary)

SERVICES

Full Mains Services

BER INFORMATION

BER C2

EPI: 154.22 kWh/m²/yr.

COMMERCIAL RATES

Licensed Premises

Rateable Valuation: €36,500

Rate Multiplier: (ARV) 0.2268

Rates Bill 2024: €8,278.20

SOLICITOR

Messrs Open Franks

Mrs Joy Comber

28/30 Burlington Road | Dublin 4

Email: joy.comber@orpenfranks.ie

Tel: 01 637 6200

ACCOUNTANT

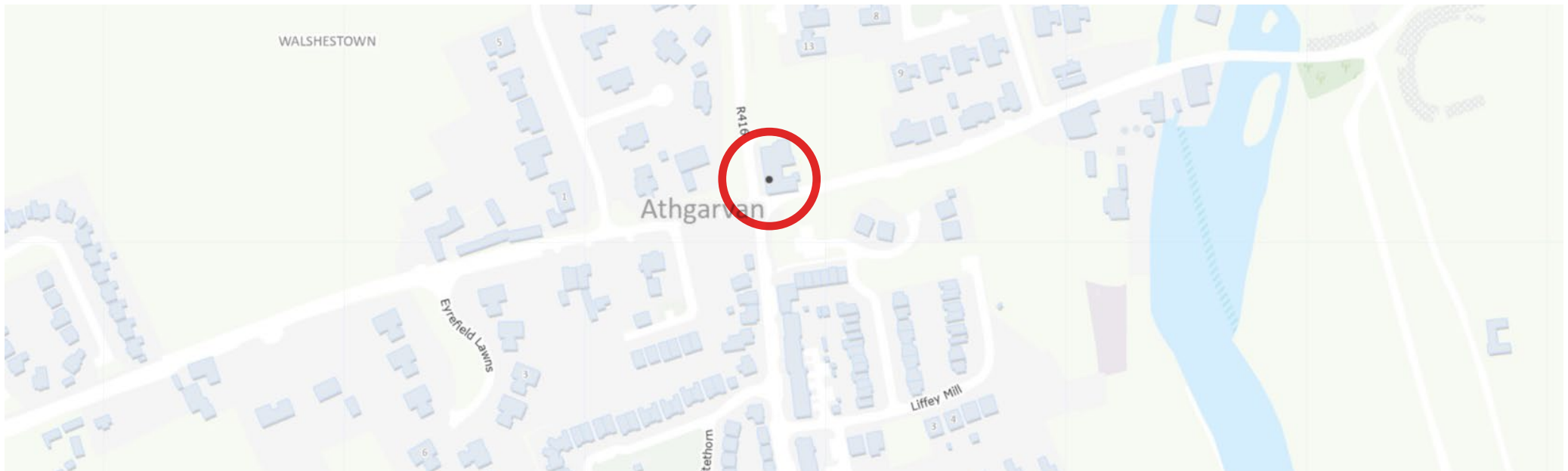
Cronin & Company

1 Terenure Place, Terenure | Dublin 6W

Email: info@croninco.ie

Tel: 01 490 1670

LOCATION MAP



Copyright © Tailte Éireann - Surveying
Licence No. CYAL50423539

Lisney

COMMERCIAL REAL ESTATE

For further information:

Niall Kelly: +353 1 638 2700 nkelly@lisney.com

Tony Morrissey: +353 1 638 2700 tmorrissey@lisney.com

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

**St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42
Tel: +353 1 638 2700**

Email: dublin@lisney.com

lisney.com



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.

