

The Boomerang

Quinsborough Road, Bray, Co. Wicklow

Long Established Town Centre Licensed Premises
with valuable overhead residential accommodation

lounge

Boomerang

7

THE
BOOMERANG
BAR
WELCOME - LIVE MUSIC

THE
BOOMERANG
BAR
LIVE SPORT - BIG SCREEN

For Sale by Private Treaty as a Going Concern

Lisney

COMMERCIAL
REAL ESTATE

The Opportunity

The Boomerang Bar represents a strong opportunity to acquire a long-established licensed premises that are pivotally positioned in Bray town centre, augmented by a densely populated and established residential populace affording business development potential with scope for additional income to be derived from the overhead residential accommodation.

On the instructions of the Stanley family who are retiring from the trade having successfully operated from these premises since 1997.

- Compact well-established premises located in Bray town centre
- Easily managed beverage only business with excellent business growth potential
- Prominent trading location on Quinsborough Road within a densely populated residential area
- Valuable overhead residential accommodation

The Boomerang Bar





The Location

The Boomerang Bar enjoys a prominent trading position on Quinsborough Road in the busy heart of Bray, one of Ireland's largest and most vibrant coastal towns with a growing population exceeding 33,500.

Situated near the main railway and bus hubs, the Boomerang Bar benefits from substantial foot traffic, a large local catchment, and proximity to thriving developments such as Bray Central — a dynamic commercial and leisure complex.

Bray is a mature residential suburb complemented by a lively mix of independent businesses, and immediate access to some of Bray's most visited attractions like Bray to Greystones cliff walk, Bray Promenade, and the expansive seafront together with a TFI link to Brides Glen/Cherrywood providing LUAS access to the city centre. The recently completed Bray Central shopping centre is located to the rear of the premises with direct access via Boomerang Lane from Quinsborough road and Bray main street providing a steady flow of footfall.

The area is well serviced by public transport links with both Dublin bus and the DART servicing Bray.

The town is well promoted throughout the year hosting numerous popular events such as the Bray Jazz Festival, Bray Air Display and the Beach BBQ Festival which attract a wide audience to the district throughout the year.



The Property

The Boomerang Bar comprises a prominent end of terrace three storey over basement structure laid out with licensed premises to ground floor level complemented by stores to first floor level a separate self-contained own door residence to Second floor level.

Ground floor accommodation is laid out to contain a traditional style public bar with an outdoor area known as “The Boomerang Bar Lane”. The Cellar is located to basement level with the first floor comprising of stores.

Second floor level contains a substantial 1-bedroom residence with own door access from Quinsborough Road.





Schedule of Accommodation

Floor	Sqm
Ground Floor	
Public Bar	
Ladies & Gents Toilets	
Stores	
First Floor	
Stores	
Second Floor	
One bedroom residence (own door access)	
Total	291

Licence

Publicans Licence (7-Day Ordinary)

Commercial Rates

Rateable Valuation: €40,600

Rate Multiplier (ARV): 0.2170

Rates Bill 2025: €8,810.20

Title

Freehold.

BER

BER D2

BER : No 801076258



Solicitor

Mr. Patrick McNeice

Messrs Maguire McNeice Solicitors

2 Eglinton Road | Bray

Co. Wicklow

Tel: (01) 286 2399

E: patrick@maguiremcneice.com

Accountant

Messrs Prendergast Keogh & Company

50 Southern Cross Business Park

Boghall Road | Bray

Co. Wicklow

Tel (01) 276 4242

E info@prendergast.ie

Selling Agents

Viewings strictly by prior appointment with the selling agents.

Tony Morrissey

tmorrissey@lisney.com

+353 1 638 2700

Rory Browne

rbrowne@lisney.com

+353 1 638 2700

Lisney | COMMERCIAL
REAL ESTATE

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 or Cohalan Dowling, 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 or Cohalan Dowling 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 or Cohalan Dowling as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney or Cohalan Dowling, 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 or Cohalan Dowling. 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.