

# The Boomerang

Quinsborough Road, Bray, Co. Wicklow

Long Established Town Centre Licensed Premises  
with valuable overhead residential accommodation



For Sale by Private Treaty as a Going Concern

**Lisney**

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# 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 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
<b>Ground Floor</b>	
Public Bar	
Ladies & Gents Toilets	
Stores	
<b>First Floor</b>	
Stores	
<b>Second Floor</b>	
One bedroom residence (own door access)	
<b>Total</b>	<b>291</b>



## 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**

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## **Rory Browne**

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