

Lisney

COMMERCIAL REAL ESTATE

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THE MICHAEL COLLINS

Lower Main Street
Rush
Co. Dublin
K56 HE04

For Sale by Private Treaty

BER E1

- Substantial Town Centre Licensed Premises.
- Valuable “Town and District Centre” Zoning Objective.
- Rectangular Site extending to c. 540.8 sq.m.
- Excellent opportunity to re-establish a fully licensed hospitality offering.
- Ideally suited to the creation of valuable Commercial Investments.
- Potential for alternative use subject to planning permission.

The Michael Collins, Lower Main Street, Rush, Co. Dublin

LOCATION OVERVIEW

Rush is an established north county Dublin coastal town that bounds the Irish Sea and is located approximately 30kms north of Dublin City Centre, 33kms north of Howth, 15kms north of Swords and 6kms south of Skerries.

Due to its proximity to Dublin City and the greater northern Dublin county region Rush is an established commuter district to the wider Dublin region.

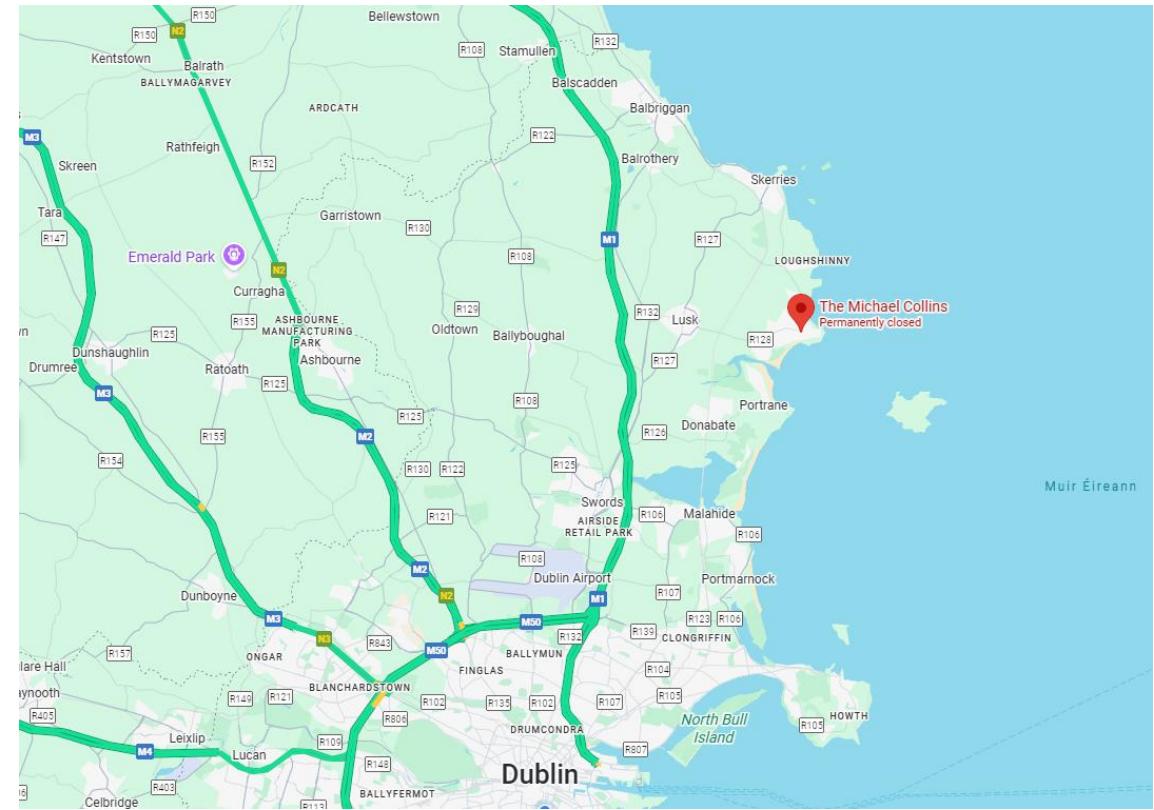
The area benefits from mainline rail services with the Rush & Lusk station servicing the Commuter suburban train service from Dublin to Drogheda.

The district is also conveniently located adjacent the M1 motorway corridor connecting Dublin with Belfast which also services Dublin Airport and connects with the M50 Motorway Dublin orbital route.

Rush enjoys a local resident population of 10,875 persons per the 2022 census. The subject property is located to the northern side of Lower Main Street opposite its intersection with Convent Lane.

Location Map (click here)

Guide Price: €600,000



The Michael Collins, Lower Main Street, Rush, Co. Dublin

PROPERTY DESCRIPTION

The Michael Collins Licensed premises comprises an original mid-terrace two storey structure appearing to be of traditional block build construction behind a painted nap plaster finish with a traditional timber shop front surround to ground floor level.

Accommodation comprises bar and lounge to ground level complimented by first floor former residence now comprising stores, kitchen and managers office.

To the rear facing onto The Mall is a modern two storey extension comprising a series of stores to ground level together with a restaurant space to first floor level.

The front and rear properties are interconnecting at both ground and first floor levels, however, would appear to be suitable for segregation into separate properties.

The property also benefits from a small enclosed rear goods yard with outhouse storage enjoying both pedestrian and vehicular access from The Mall.



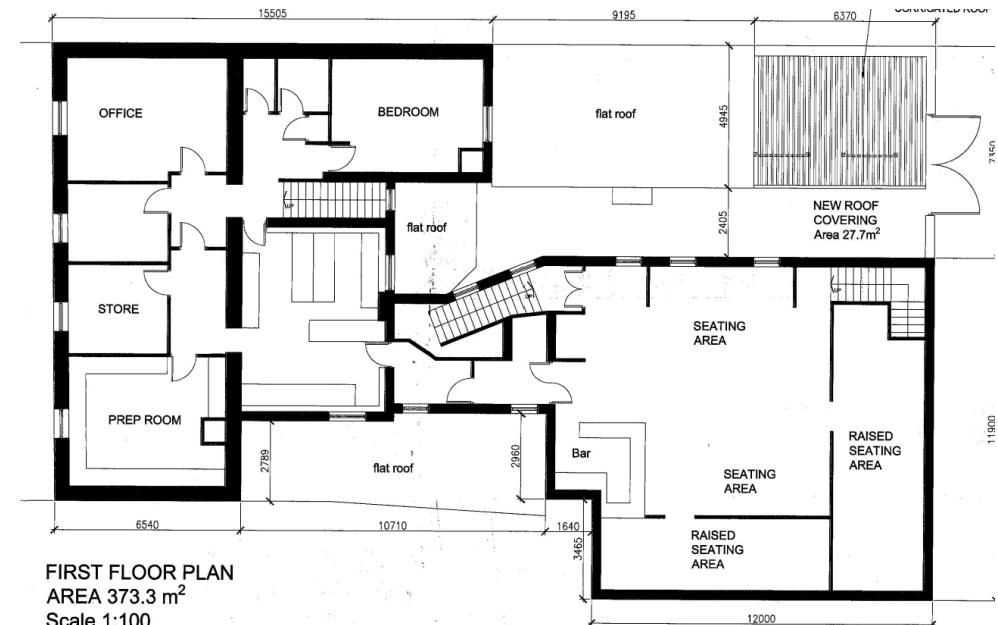
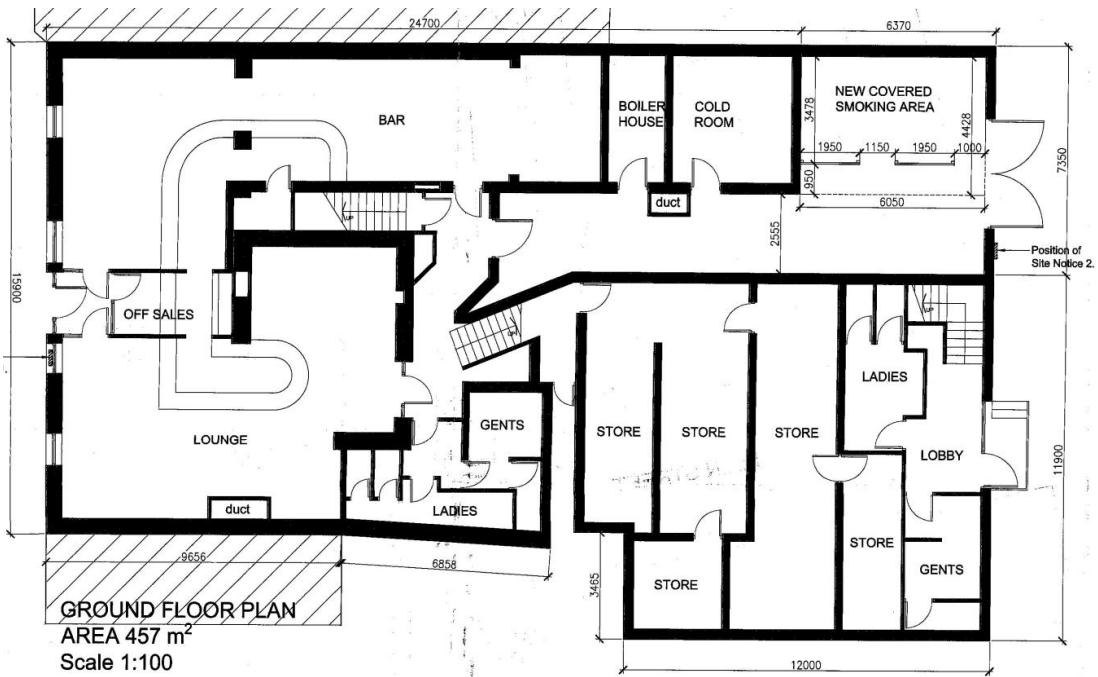


The Michael Collins

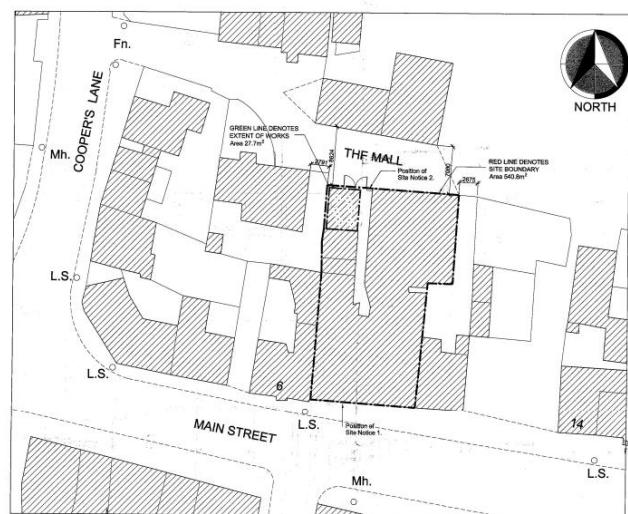
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The Michael Collins, Lower Main Street, Rush, Co. Dublin

ACCOMMODATION	GIA SQ.M.
Ground Floor: Public Bar, Lounge Bar, Patron Toilets, Stores, Restaurant Entrance, Restaurant Patron Toilets.	457.0
First Floor: Office Rooms & Stores, Kitchen & Restaurant Dining	373.3
Total	830.3



FIRST FLOOR PLAN
AREA 373.3 m²
Scale 1:100



The Michael Collins, Lower Main Street, Rush, Co. Dublin

SITE DETAILS

The property stands on a rectangular site of approximately 540.8 sq.m.

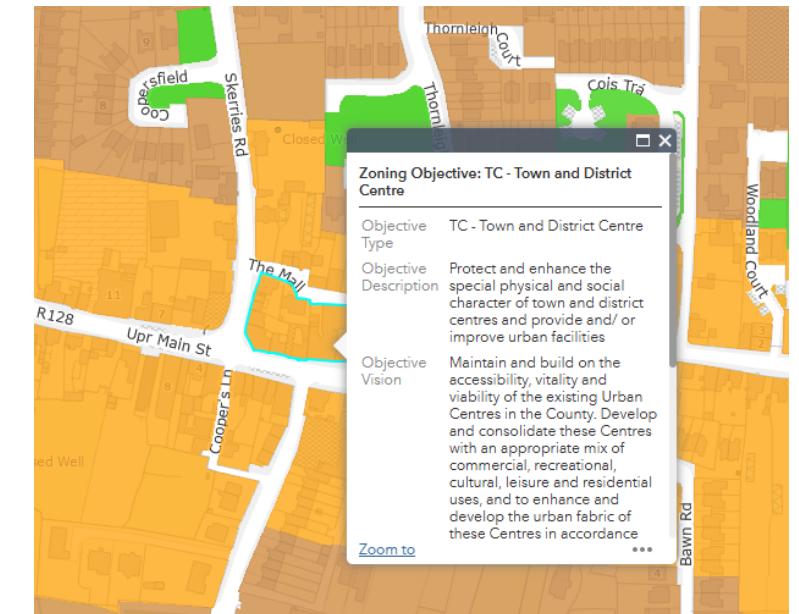
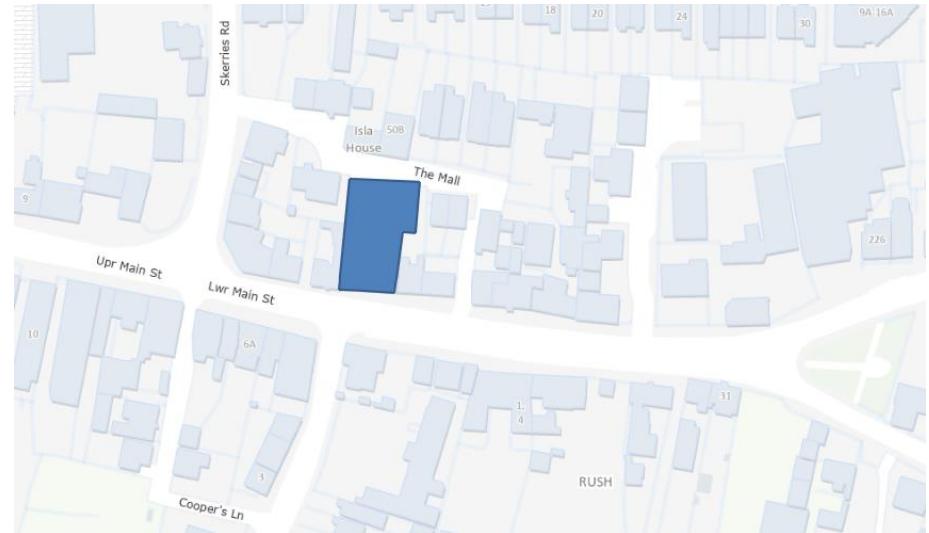
Located within the Commercial Core of Rush, the site enjoys the benefit of the valuable “TC-Town and District Centre” Zoning Objective per the Fingal County Development Plan 2023-2029

Permitted in Principle use classes per this Zoning Objective include but are not limited to;

- Aparthotel
- Bed & Breakfast
- Betting Office
- Childcare Facilities
- Cultural Facility
- Guest House
- Hostel
- Hotel
- Office
- Residential
- Retail

Further details in respect of this Zoning Objective can be found via this link:

<https://consult.fingal.ie/en/consultation/draft-fingal-county-development-plan-2023-2029/chapter/chapter-13-land-use-zoning>





The Michael Collins, Lower Main Street, Rush, Co. Dublin

TITLE

We are advised the subject property is held under unencumbered Freehold Title.

LICENCE

The subject property enjoys the benefit of an Ordinary 7-Day Publican's Licence (Licence Reference: N0282)

COMMERCIAL RATES

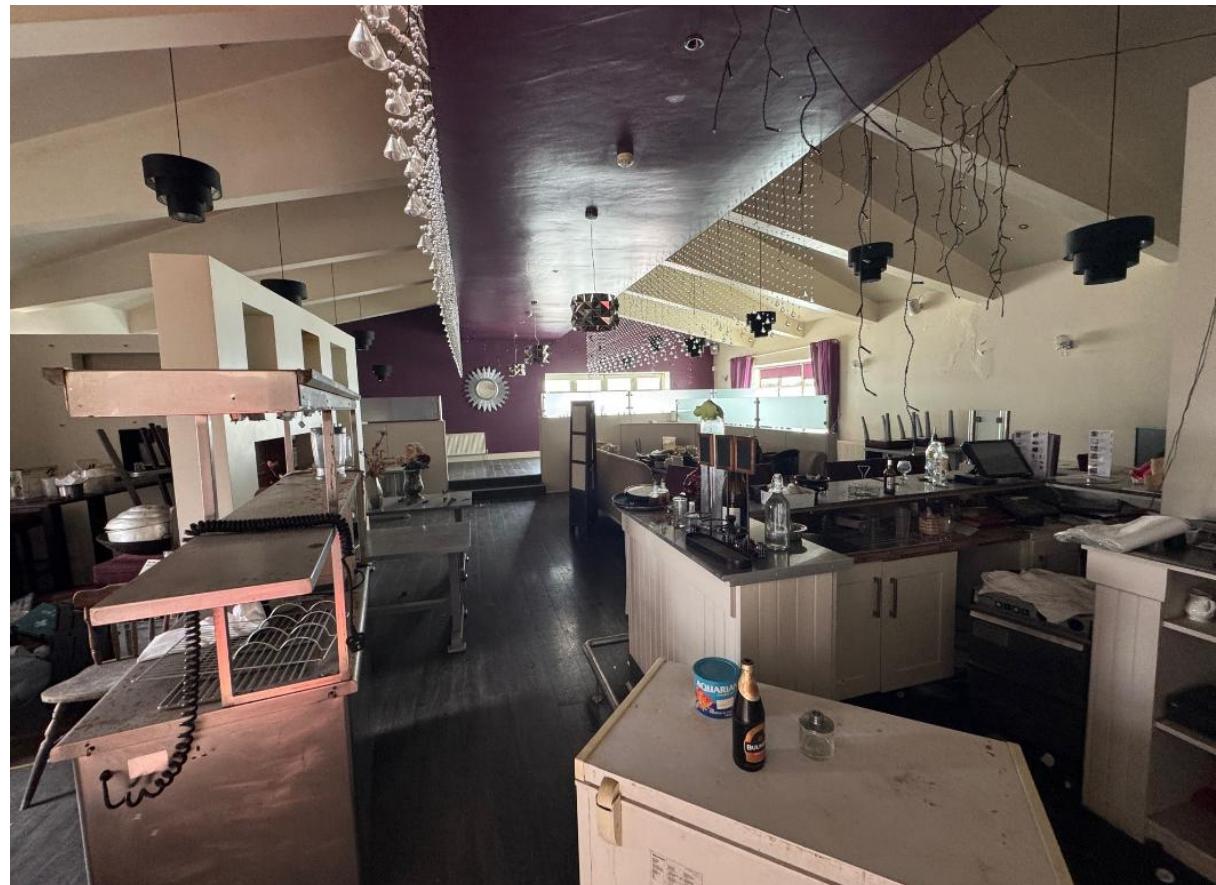
The subject property is currently subject to two separate Valuations as follows;

Property Number	434282	5001958
Category	Hospitality	Office
Uses	Pub	Restaurant
Rateable Valuation	€70,000.00	€25,900.00

The Combined Rateable Valuation of the property is €95,900.00

The Fingal County Council ARV is 0.1796

The Combined Commercial Rates for 2025 are €17,223.64



BER E1

Lisney

COMMERCIAL REAL ESTATE

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Full Details & Viewings strictly by prior arrangement through Joint Agents

Inventory of Furniture & Effects included in the sale available upon request



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