

Investment Interest in well located South Dublin suburban Licensed Premises
(Tenant Not Affected)

CONWAY'S

Main Street, Blackrock, Co. Dublin

FOR SALE BY PRIVATE TREATY

On the instructions of Tom Kavanagh - Deloitte, Receiver



Opportunity to acquire the Investment Interest in a well located south suburban Licensed Premises that extends to approx. 378 sq.m G.I.A which is centrally located within the prime trading location in the centre of Blackrock Village.

Location / Description

LOCATION

Blackrock is a well-established commercial and residential district of South County Dublin located approx. 10kms South of Dublin City Centre.

Blackrock Village and its environs is premier suburban district and has in recent years witnessed extensive commercial and residential development.

The subject property is located at the centre of Blackrock Village to the Southern side of Main Street immediately adjacent to the Blackrock Shopping Centre and Blackrock DART Station.

Surrounding occupiers are commercial in nature with a mix of both specialist and convenience Retailing concerns, Restaurants, Banks and Licensed Premises.

The Blackrock Central district enjoys a population per the 2016 Census of 3,731 persons with a Suburb District population of 41,779 persons.

Business conducted within the Village is generally derived from the immediate surrounding area the well-established and densely populated districts of Blackrock, Monkstown, Booterstown, Stillorgan and Mount Merrion.

The immediate area is well serviced by public transport facilities which connect the South-Eastern suburbs with Dublin City.

DESCRIPTION

Conway's Licensed Premises and Eatery is located on Main Street and Georges Street and extends to approximately 378m² and is currently set out as a traditional Licensed Premises and Restaurant.

The Ground Floor and First Floor accommodation houses Conway's Licensed Premises with requisite storage, service, kitchen and staff facilities.



Accommodation

Licensed Premises		GIA Sq.m. (approx)
Ground Floor		191.27
First Floor		186.48
Total		377.75
Outside		
Enclosed rear yard with delivery access.		9.92

BER Details	BER Rating	BER Number	Energy Performance Indicator kWh/m2/yr
Licensed Premises	E1	800574154	1302.86

Title:	Unencumbered Freehold / Long Leasehold Title
Tenancy:	15 Years from 11 th July 2017. <i>Five year rent reviews.</i> <i>Full Repairing & Insuring covenants.</i>
Initial Rent:	€62,500
Licence:	Ordinary 7-Day Publican's Licence <i>(Licence in ownership of Landlord with the Tenant enjoying beneficial use for trading purposes only)</i>
Rateable Valuation:	€90.000
Rate Multiplier:	0.1624
Rates Bill 2017:	€14,616



Property Boundary, Location & Site Map

Not to Scale [for identification purposes only]



Site Outline

Viewing strictly by prior appointment with Sole Agent.
Tenant Not Affected

Morrissey's 70 YEARS
1946 - 2016

Agents

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