



AUCTION TAKING PLACE AT 3PM 12TH OCTOBER 2017 AT NEWPARK HOTEL, CASTLECOMER ROAD, KILKENNY

THE BRÓG MAKER, CASTLECOMER ROAD, KILKENNY, CO. KILKENNY



- A landmark, trading, licensed premises in the heart of Kilkenny City in 'Walk-In' condition
- Award winning restaurant with 14 en suite bedrooms premises overhead and approx. 50 car parking spaces
- 0.275 hectares (0.7 acres) approximately zoned for 'Existing Residential' uses (on two adjoining sites)
- Valuable further development potential (subject to planning permission)
- Available in three lots: **Lot 1:** Pub and accommodation
Lot 2: Adjoining 3 bed detached house **Lot 3:** Entire





LOCATION

The Bróg Maker is a landmark, award winning licenced premises situated in a location in the heart of Medieval Kilkenny City just opposite the Newpark Hotel, 800m from McDonagh Junction Railway Station and Shopping Centre and 1.5km from the junction of High Street and the Parade. The building enjoys considerable prominence on the western side of the Castlecomer Road (R887) due to the road frontage and Attractive traditional design. It is situated close to the many important commercial, hotel, guest house and business occupiers of Kilkenny City centre. It also lies adjacent to many residential estates in the Newpark area of Kilkenny.

DESCRIPTION

The Bróg Maker is a rare opportunity to acquire a trading licenced premises with an established clientele and with overhead accomodation extending to 14 ensuite bedrooms on two adjoining sites totalling approximately 0.275 hectares (0.7 Acres). The building has an attractive traditional look but in fact boasts a modern (1994) two storey building with apex roof and concrete floor superstructure. The building is fitted with traditional looking double glazed timberframe sash windows throughout.

The Bar and Restaurant comprises a large bar and lounge with an award winning, full service food with daily breakfast, lunch and dinner ala carte menus served all day. The bar has live entertainment at weekends and big screen TV's show live coverage of soccer, hurling, rugby and other major sporting events. There is also a conference room available if required.

The accomodation comprises a reception together with 14 ensuite bedrooms overhead.

There are 51 marked car spaces in total with 22 to the rear, 29 on the site adjacent to the south. There are another 10 spaces to the side along the public footpath.

The entire property is immaculately maintained and is currently in 'Walk-In' condition for similar users. Features include a modern central heating system and Fire Detection & Alarm system meeting the current standards.

The property will be available at the auction in three lots:

Lot 1: The Bróg Maker, Castlecomer Road, Kilkenny, R95 Y09 - Guiding €650,000

Lot 2: Saint Judes, Castlecomer Road, Kilkenny, R95 PNE2 - Guiding €150,000

Lot 3: The Entire - Guiding €800,000

'SAINT JUDES, CASTLECOMER ROAD, KILKENNY, R95 PNE2'

The property also includes a 4 bed detached residential dormer bungalow adjoining which is currently generating a separate residential letting income but is ideally located to provide accomodation for the Bróg Maker's Management. This may be purchased separately through Fitzgerald Auctioneers who are seeking €150,000 for the property.

LAND USE ZONING

The land use zoning is Existing Residential under the Kilkenny City & Environs Development Plan 2014 to 2020.

FURTHER DEVELOPMENT

The site has a valuable further development potential (subject to planning permission) given the zoning and its regular shape. The building is not on the record of protected structures.

The development received planning permission from Kilkenny County Council under permission ref: 94990057

PRICE

Offers sought in excess of €800,000.

SOLICITORS

M.J. Crotty & Sons Solicitors,
45 Parliment Street,
Kilkenny





FLOOR PLANS

Available on request.

BER INFORMATION

Available on request.

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VIEWING / FURTHER INFORMATION

For further information or to organise a viewing,
please contact:

LISNEY

St. Stephen's Green House, Earlsfort Terrace, Dublin 2
Phone No: 01 638 2700

Contact:

JP Flynn 01 638 2726 jpflynn@lisney.com

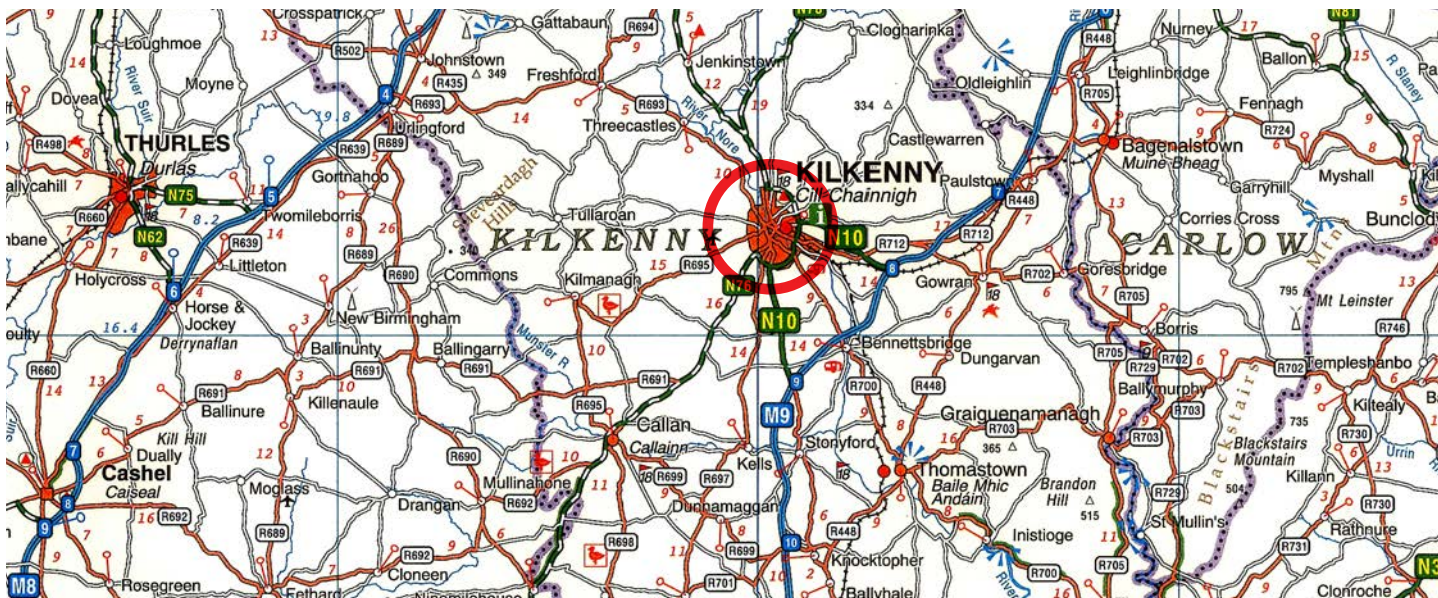
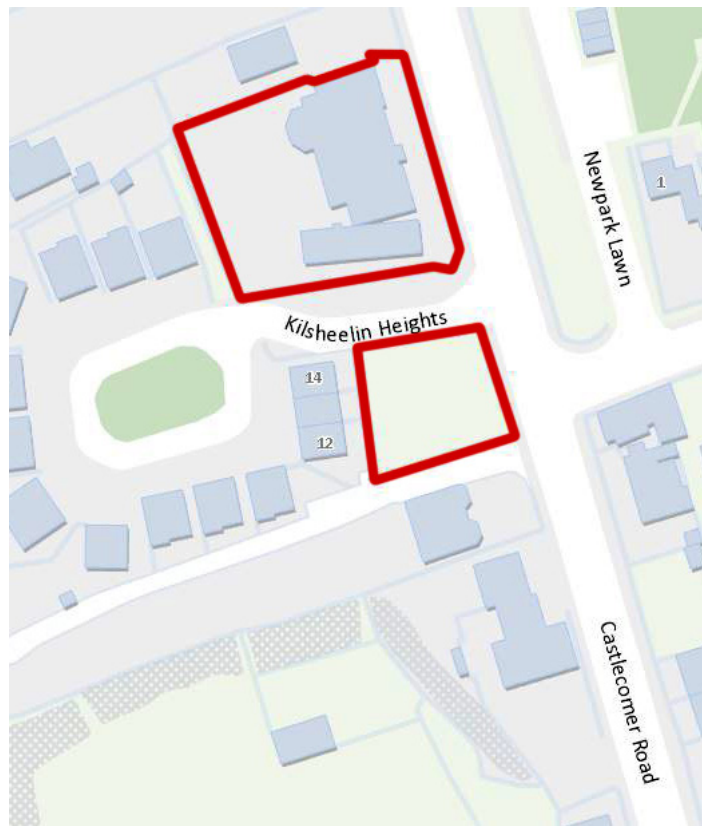
or

FITZGERALD AUCTIONEERS

24 Patrick Street, Gardens, Kilkenny
Phone No: 056 777 0888

Contact:

David FitzGerald 056 777 0888 info@fitzgeraldauctioneers.ie



LISNEY

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com



FITZGERALD AUCTIONEERS,

24 Patrick Street, Gardens,
Co. Kilkenny.
Tel: 056 777 0888
Email: info@fitzgeraldauctioneers.ie

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www.lisney.com

info@fitzgeraldauctioneers.ie