

Substantial Town Centre Mixed-Use Property

MURPHY'S

16/17 LEINSTER STREET, MEETING LANE, ATHY, CO. KILDARE

FOR SALE BY PRIVATE TREATY



- High profile property ext. to approx. 1,192 sq.m. GIA
- Site Area approx. 0.416 Hectares / 0.4 Acres
- Comprising Residential Licensed Premises, Commercial Buildings & Townhouses
- Town Centre Mixed Use Zoning affording excellent Development Potential Subject to PP

Location / Description

LOCATION

The subject property occupies a profile corner position within the commercial and retailing hub of Athy to south side of Leinster Street at its intersection with Meeting Lane.

Athy is an established commercial and agricultural focal point of County Kildare located approx. 10kms East of Junction 3 of the M9 Dublin to Waterford Motorway and 20kms South of Junction 13 of the M7/8 Dublin to Limerick/Cork Motorway.

Enjoying convenient access to key surrounding transport links Athy is an established commuter hub to Dublin City and its surrounding South-Western Office and Industrial Parks. The town is also an important focal point for business, banking, retailing and entertainment to the extensive well-populated surrounding hinterland.

Statistics per the 2016 Census confirm a population increase for Athy of 3.5% to 9,919 augmented by an immediate hinterland population of 3,384.

DESCRIPTION

The subject property comprise a mix of licensed, retail, commercial and residential elements all occupying a prominent site enjoying triple frontage and extending to approx. 0.416 Hectares / 0.4 Acres

- Frontage to Leinster Street approx. 15.2 meters
- Frontage to Meeting Lane approx. 56.0 meters
- Frontage to Local Authority Car Park approx. 20.8 meters



View of Town House on Meeting Lane



View of property from Leinster Street

Summary of Properties

RESIDENTIAL LICENSED PREMISES

Corner property comprising Licensed Premises formerly T/A Murphy's to ground floor level together with first & second floor Residence above. Licensed Premises comprise two bars, toilets, stores and services together with enclosed rear beer garden. Residence extends to 4 Bedrooms, Bathroom, Kitchen, Living Room, Drawing Room, Office and Utility Room enjoying separate access from Meeting Lane.

RETAIL

Former Barber Shop to ground floor level adjoining Licensed Premises and accessed via Leinster Street.

TOWN HOUSE

Two storey semi-derelict 2 Bedroom Townhouse fronting Meeting Lane.

BALLROOM

Originally utilised as part of Murphy's Licensed Premises. Double storey under "A" pitched roof structure enjoying extensive frontage onto Meeting Lane.

GARAGE

Single storey lock-up garage property of concrete block construction under lean-to roof structure.

WORKSHOP

Single storey lock-up former workshop property of concrete block construction under corrugated iron roof covering enjoying access from and frontage to rear surface level car park.

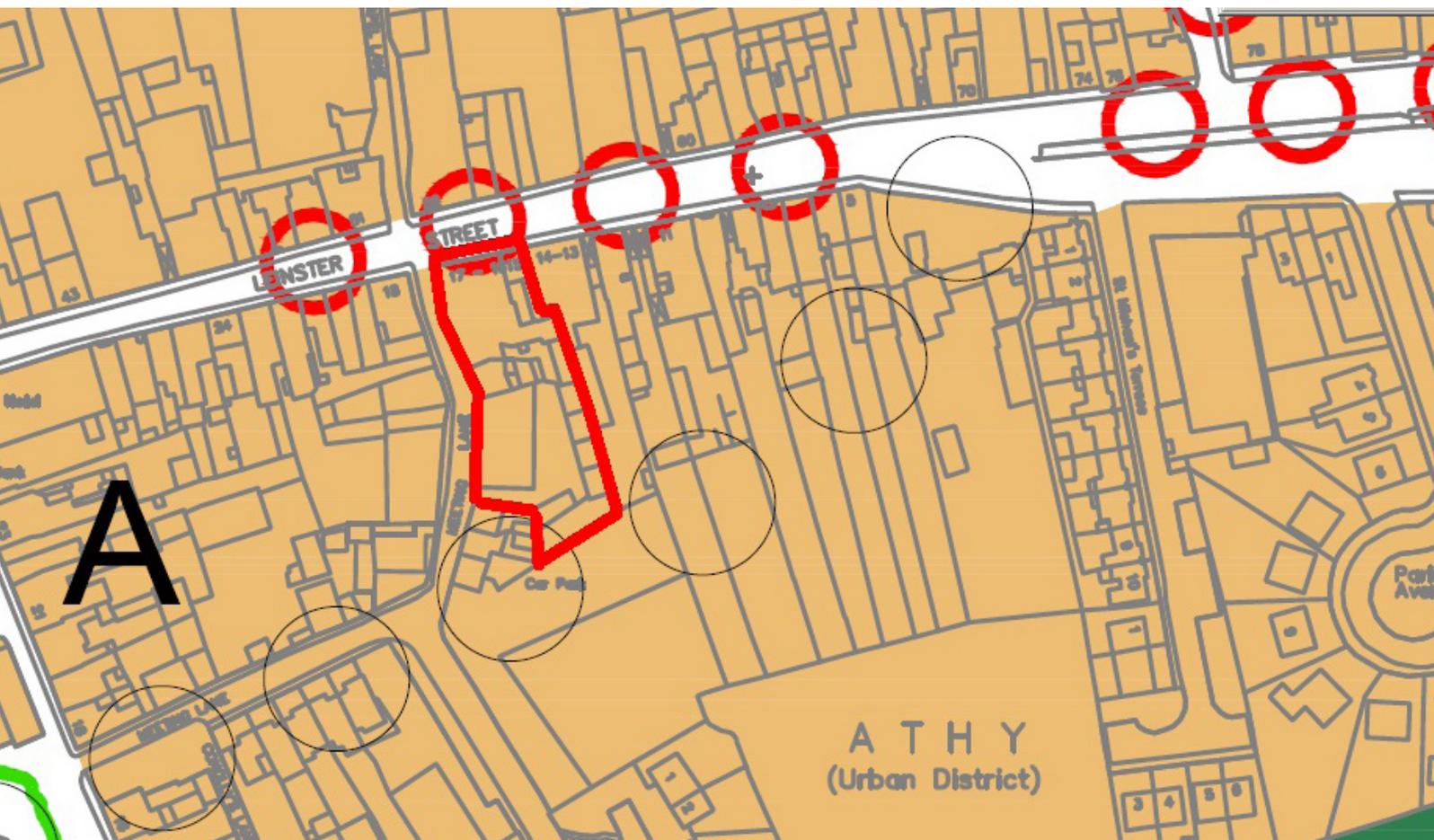
TERRACE OF 4 TOWN HOUSES

Detached double storey terrace of 4 townhouses of concrete block construction under "A" pitched roof covering requiring modernisation throughout. Each townhouse comprises Kitchen / Livingroom and Bathroom to ground level together with 2 Bedrooms to first floor level. Access to the townhouses is via a gated entrance from Meeting Lane.

ZONING

The entire site benefits from the valuable Town Centre Zoning Objective per the Athy Town Development Plan 2012-2018. Zoning Objective "A" - Town Centre allows for a host of uses, such as but not limited to Childcare/Crèche/Playschool, Dwelling Unit, Guest House/Hostel, Hotel, Health Centre/Clinic, Medical & Related Consultancy, Nursing Home, Offices, Pub, Restaurant, Residential Development, Shop, Sports/Leisure Complex.

Development Plan Zoning Extract



Accommodation

Murphy's Residential Licensed Premises	Approx. GIA SQ.M.
Ground Floor	285.57
Public Bar	89.92
Music Bar	93.30
Barber Shop	30.15
Keg Store	17.11
Rear Store	25.29
Toilet Block	24.94
Residence Lobby	4.86
First Floor	179.51
Landing	16.89
Kitchen	26.35
Office	17.33
Front Room	41.39
Rear Room	25.30
Rear Stores	40.97
Bathroom	11.28
Second Floor	95.18
Landing	17.68
Bedroom 1	18.69
Bedroom 2	18.97
Bedroom 3	16.15
Bedroom 4	23.69
TOTAL	560.26
Outside	Approx. GEA SQ.M.
Rear Beer Garden	88.50
Rear Stores	74.80

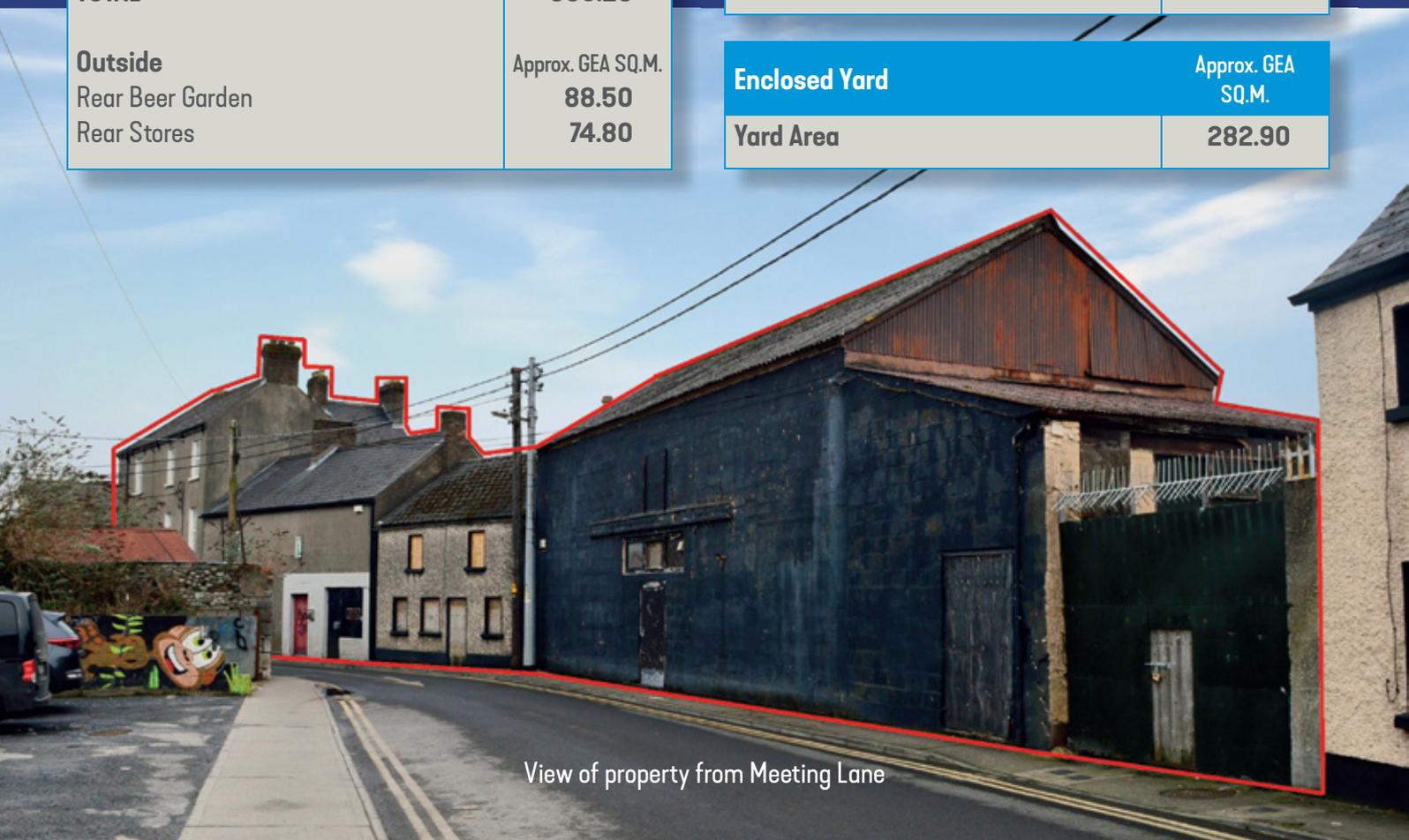
Meeting Lane Town House	Approx. GIA SQ.M.
Ground Floor	30.00
Kitchen	
Living Room	
First Floor	30.00
Bedroom 1	
Bedroom 2	
Bathroom	
TOTAL	60.00

Former Ballroom Premises	Approx. GEA SQ.M.
Ballroom Premises	287.50

Former Workshop Premises	Approx. GEA SQ.M.
Workshop Premises	117.90

Former Garage Premise	Approx. GEA SQ.M.
Garage Premise	36.70

Enclosed Yard	Approx. GEA SQ.M.
Yard Area	282.90



View of property from Meeting Lane

Accommodation continued

4 No. Town Houses		Approx. GIA SQ.M.	Approx. GIA SQ.M.
Town House No.1			Town House No.3
Ground Floor	25.40		Ground Floor
Kitchen			Kitchen
Bathroom			Bathroom
First Floor	25.40		First Floor
Bedroom 1			Bedroom 1
Bedroom 2			Bedroom 2
TOTAL	50.80		TOTAL
Town House No.2			Town House No.4
Ground Floor	25.40		Ground Floor
Kitchen			Kitchen
Bathroom			Bathroom
First Floor	25.40		First Floor
Bedroom 1			Bedroom 1
Bedroom 2			Bedroom 2
TOTAL	50.80		TOTAL

View of 4 No. Town Houses



Murphy's, Athy

BER

Property	BER Rating	Energy Performance Indicator kWh/m ² /yr
16 Leinster Street Licensed Premises (incl Barbers)	F	2153.96
17 Leinster Street Licensed Premises	D1	854.13
17 Leinster Street Upper Floors Residence	F	427.03
Ballroom	G	1854.15
Workshop & Garage	G	2663.26
Meeting Lane Townhouse	G	879.32
Townhouse No.1 The Oasis	F	428.88
Townhouse No.2 The Oasis	E2	355.44
Townhouse No.3 The Oasis	F	413.01
Townhouse No.4 The Oasis	G	455.22

Title:	Freehold / Long Leasehold
Licence:	Ordinary 7-Day Publican's Licence

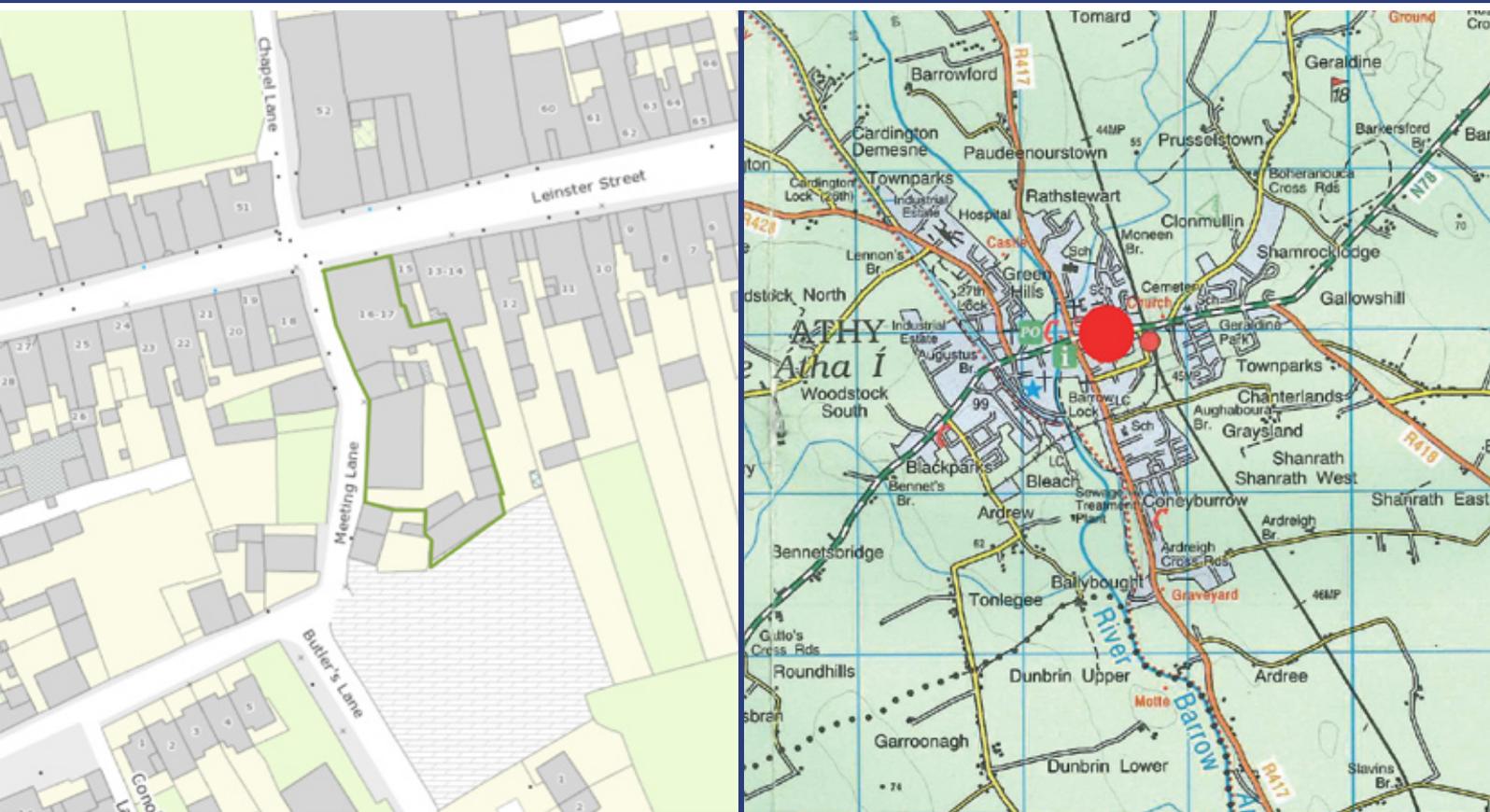
Property	Rateable Valuation	Rate Multiplier	Rates Bill 2017
Licensed Premises	€16,000	0.2246	€3,593.60
Meeting Lane Townhouse	€1,040	0.2246	€233.58
Ballroom	€5,450	0.2246	€1,224.07
Workshop	€3,540	0.2246	€795.08

View of Ballroom on Meeting Lane



Property Boundary, Location & Site Map

Not to Scale (for identification purposes only)



■ Site Outline

Viewing strictly by prior appointment with Sole Agent.

Morrissey's 70 YEARS
1946 - 2016

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