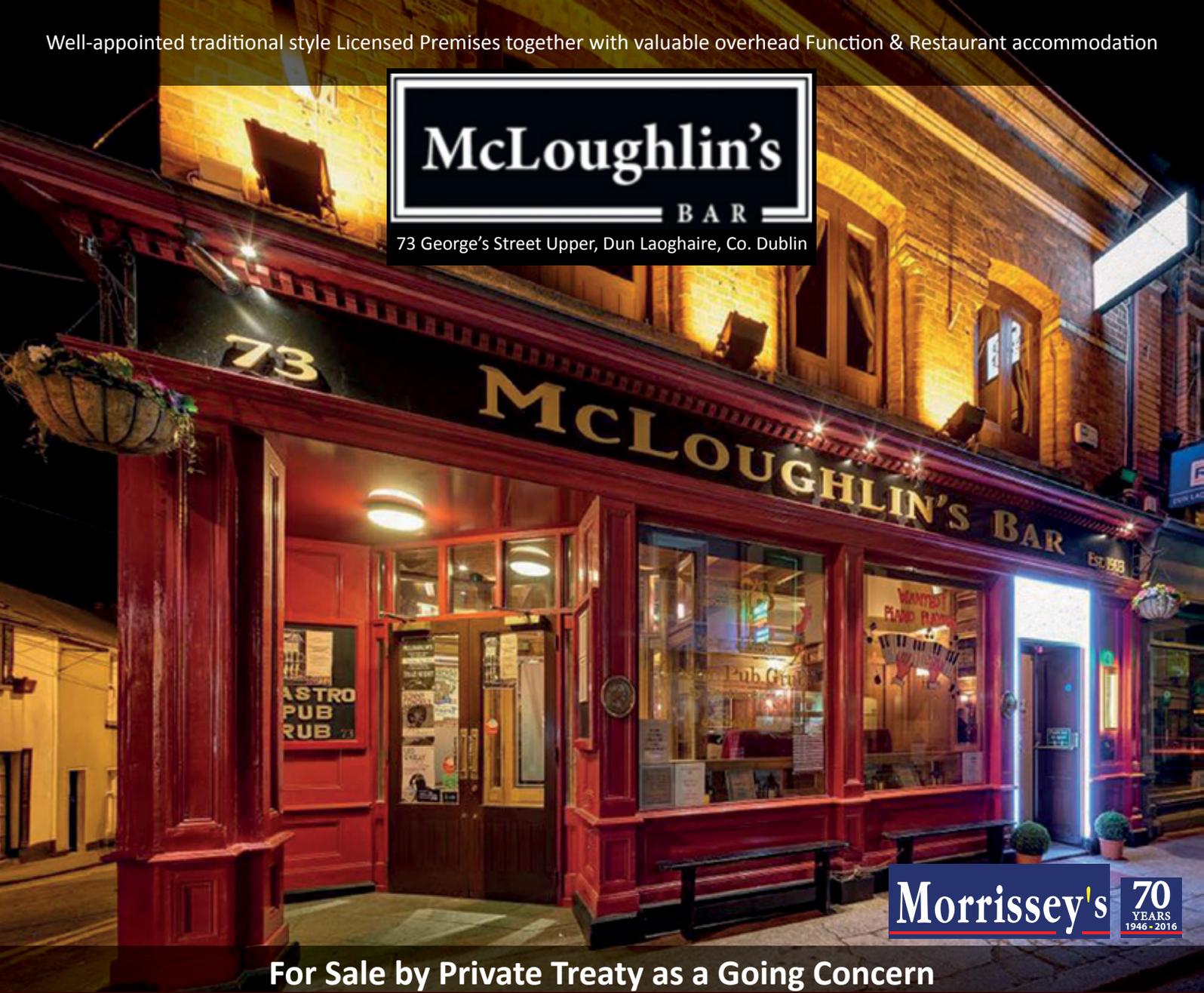


Well-appointed traditional style Licensed Premises together with valuable overhead Function & Restaurant accommodation

McLoughlin's

BAR

73 George's Street Upper, Dun Laoghaire, Co. Dublin



Morrissey's

70
YEARS
1946 - 2016

For Sale by Private Treaty as a Going Concern

Opportunity to acquire a traditional style Licensed Premises complemented by valuable Function & Restaurant accommodation all extending to approx. 522.85 SQ.M. GIA enjoying a pivotal trading position immediately adjacent to Dun Laoghaire's principle recreational amenities of People's Park and the East Pier and affording excellent potential to further develop a high volume food and beverage business that has continued to witness year-on-year growth.



McLoughlin's

Location

Dun Laoghaire is an established and well populated south-eastern coastal suburb of Dublin City.

The immediate area is a highly regarded and popular recreational and entertainment hub of the greater South-East suburban area with many cultural and entertainment attractions such as the National Maritime Museum of Ireland, the Dun Laoghaire Lexicon, the Pavilion Theatre and numerous complementary

cafés, restaurants and licensed premises established within the town.

Dun Laoghaire is also the central hub of the Dun Laoghaire-Rathdown district for administrative, governmental and commercial activity with many important services established within the town such as the Dun Laoghaire-Rathdown Civic Offices, Dun Laoghaire District Court and St. Michael's Hospital.

The immediate area enjoys excellent public transport facilities with bus and DART services connecting the district to the south eastern suburbs, Bray and Dublin City centre thereby making the immediate area readily accessible to a vast hinterland.



Dun Laoghaire Pier



Queen Victoria Fountain



Peoples Park



The Pavilion Theatre



Dun Laoghaire Lexicon Library



Dun Laoghaire Shopping Centre



The Property

McLoughlin's Bar comprises a well-appointed traditional style licensed premises refurbished in 2014 and maintained since to a very high standard throughout.

The property is laid out with lounge bar accommodation to ground floor level together with function & restaurant accommodation to first floor and private dining incorporating coastal views to second floor level. Kitchen, service and storage accommodation are located to basement level.

The premises benefits from dual access for deliveries from both George's Street Uppr and Stoneview Place.

The Opportunity

McLoughlin's Bar represents an excellent opportunity to acquire a well-appointed traditional style licensed premises together with valuable restaurant and function accommodation located adjacent to the principle entertainment and cultural attractions of Dun Laoghaire and affording potential to further develop the existing business which has witnessed year-on-year growth over the past three years.





Accommodation

	GIA Sq.m. (approx)
Ground Floor	170.88
Bar:	150.03
Disabled WC:	3.22
Kitchenette/Store:	11.03
First Floor	148.92
Function / Restaurant	145.67
W.C.	3.25
Second Floor	32.17
Private Dining	
Basement	170.88
Cold Room & Bottle Stores:	48.33
Office & Stores:	38.73
Staff W.C. & Sluice	
Kitchen:	28.92
Ladies:	12.46
Gents:	10.23
TOTAL	522.85



Title

Title:	Unencumbered Freehold / Long Leasehold
Licence:	Ordinary 7-Day Publican's Licence
Rateable Valuation:	€150,000
Rate Multiplier:	0.1673
Rates Bill 2018:	Bar €14,100 Restaurant €10,900

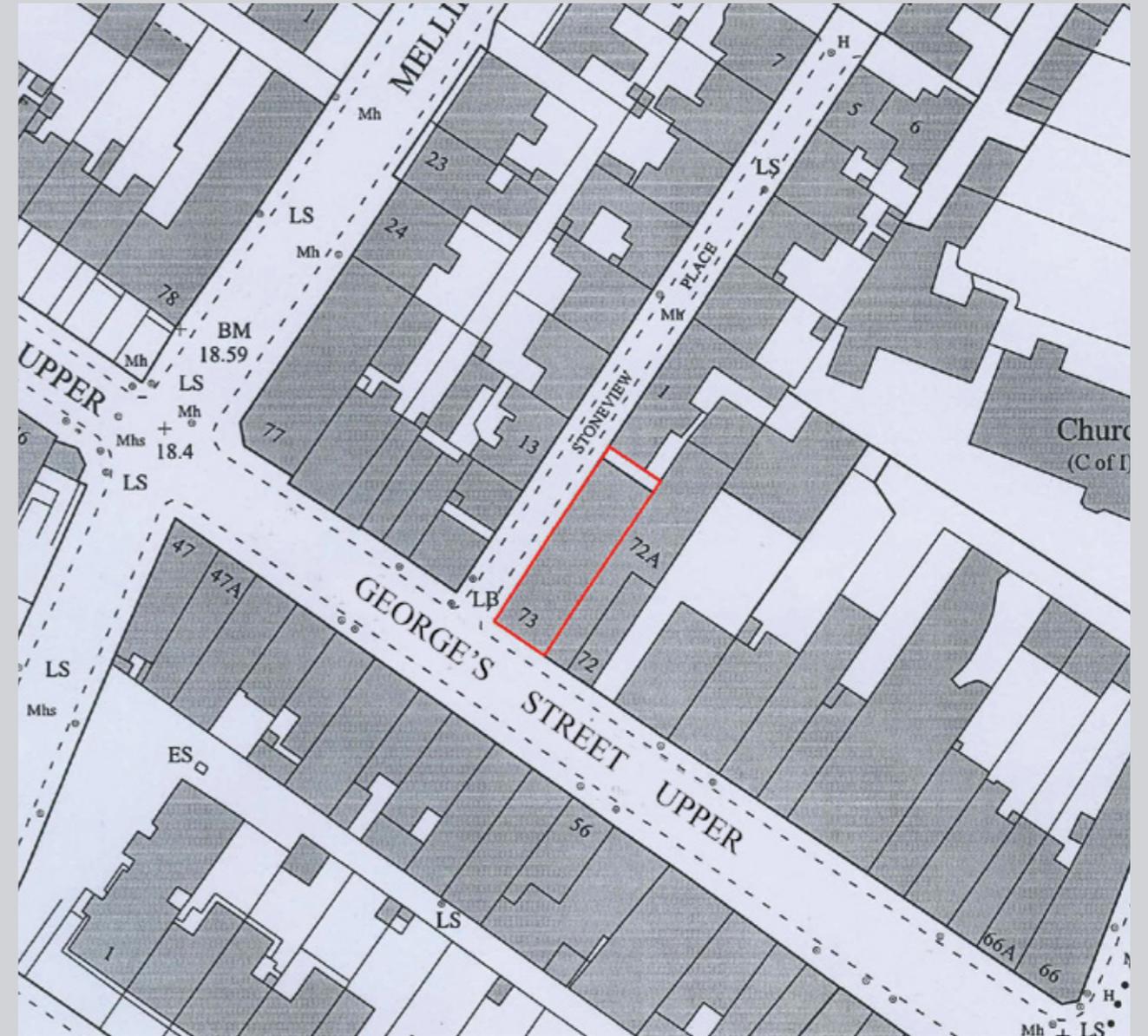
BER Details

BER Rating	BER Number	Energy Performance Indicator kWh/m2/yr
E2	800601924	1177.94

Location Map Not to Scale (for identification purposes only)



Property Boundary Site Map



Outline Red: Property Boundary



McLoughlin's



Morrissey's

70
YEARS
1946 - 2016

Viewing strictly by prior appointment with Sole Agent.

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

Agents

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