

Substantial purpose built Suburban Licensed Premises within  
an established densely populated district

# THE FINCHES

ROWLAGH SHOPPING CENTRE, CLONDALKIN, DUBLIN 22

**FOR SALE** BY PRIVATE TREATY AS A GOING CONCERN



- Substantial Licensed Premises extending to approx. 927 Sq.m GIA.
- Comprises Public Bar, Lounge Bar and Off Licence together with ample storage and service accommodation and two smoking areas.
- The Finches enjoys an excellent voluminous annual turnover.



# Location / Property

## LOCATION

The Finches is located in Rowlagh Shopping Centre at the junction of Neilstown Road and Collinstown Road within the well established and densely populated suburb of Clondalkin.

Clondalkin enjoys a population base of 46,813 as per the 2016 Census.

## THE PROPERTY

The Finches comprises a purpose built 7-Day Licensed Premises of concrete block construction with smooth rendered finish to external elevations extending to approx. 927 sq.m G.I.A.

This Licensed Premises comprises a Public Bar, Lounge Bar and Off Licence, kitchen, ample storage and service accommodation all which caters for very densely populated residential areas adjacent to the property.





# Accommodation

THE FINCHES Licensed Premises	Approx. GIA SQ.M.
<b>Ground Floor</b> Public Bar Ladies and Gents Toilets Lounge Bar Kitchen Dining Area Staff Toilet Off Licence Staff Toilets	927
<b>Basement</b> Cold Room & Misc.Stores	
<b>TOTAL</b>	<b>927</b>
<b>Outside</b> Enclosed Yard 2 x Smoking Areas	

BER Details	BER Rating	BER Number	Energy Performance Indicator kWh/m2/yr
Licensed Premises	B2	800520496	581.1

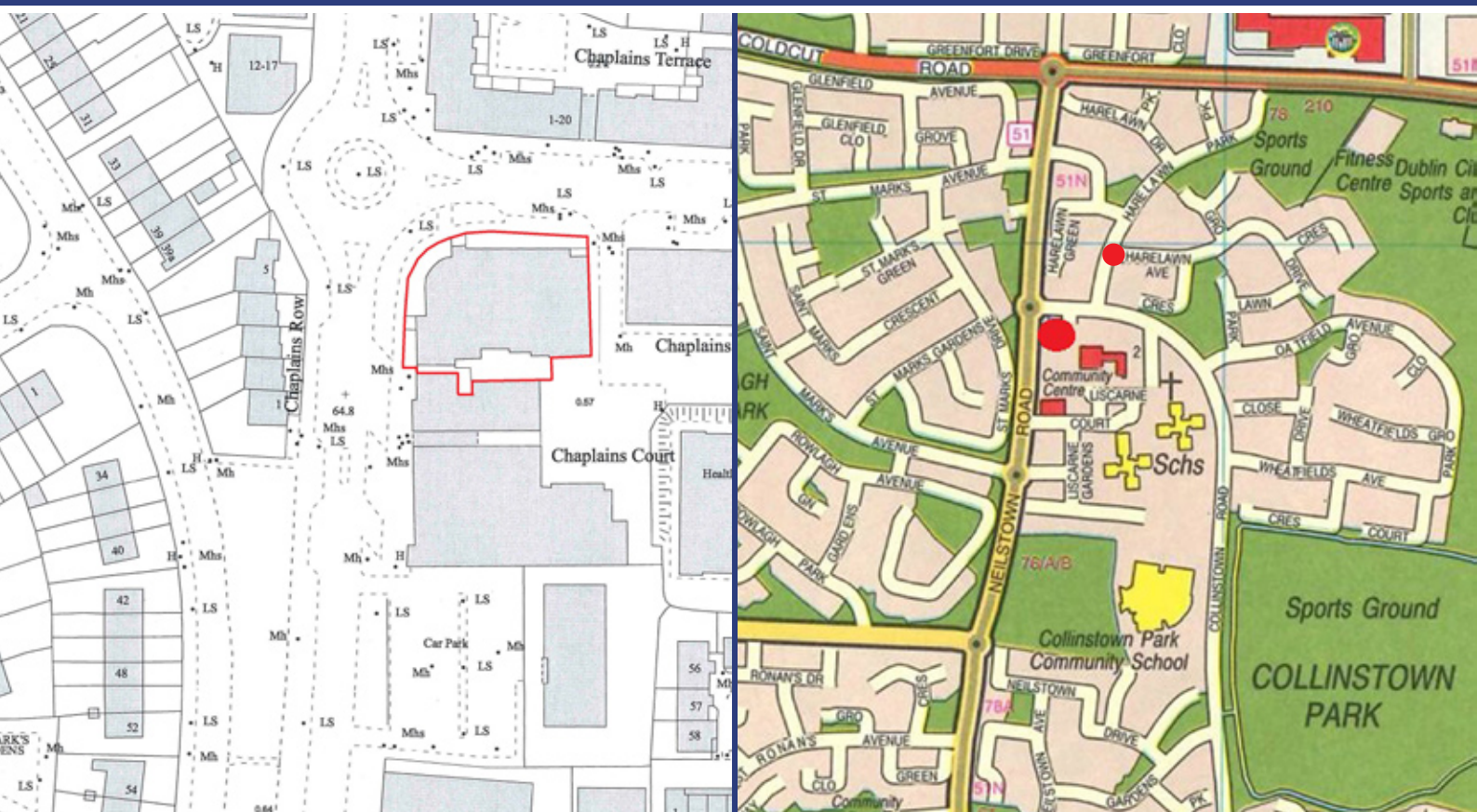
<b>Title:</b>	Unencumbered Freehold / Long Leasehold Title
<b>Licence:</b>	Ordinary 7-Day Publican's Licence
<b>Initial Rent:</b>	€62,500
<b>Rateable Valuation:</b>	199,500
<b>Rate Multiplier:</b>	0.1620
<b>Rates Bill 2018:</b>	€32,319





# Property Boundary, Location & Site Map

Not to Scale (for identification purposes only)



 Site Outline

Viewing strictly by prior appointment with Joint Agents

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

**Morrissey's** 70  
YEARS  
1946-2016

**John P. Young Auctioneers**  
Auctioneers and Chartered Surveyors

## Joint Agents

Tony Morrissey  
Morrissey's  
Merrion Building  
Lower Merrion Street  
Dublin 2

PSRA Licence No: 002069

John Young  
John P Young  
35 Lower Pembroke Street  
Dublin 2

Tel: +353 1 676 5781  
E: [property@morrisseys.ie](mailto:property@morrisseys.ie)  
W: [www.morrisseys.ie](http://www.morrisseys.ie)

Tel: +353 1 661 8428  
E: [jpyoung@eircom.net](mailto:jpyoung@eircom.net)  
W: [www.jpyoung.ie](http://www.jpyoung.ie)

## Solicitor

Pat Kennedy  
Kelly Kennedy & Co. Solicitors  
22 Mount Street Upper  
Grand Canal Dock  
Dublin 2

Tel: +353 1 676 4716  
E: [info@kellykennedyandco.com](mailto:info@kellykennedyandco.com)

## Accountants

Messrs Grant Thornton  
Molyneux House  
Bride Street  
Dublin 8

Tel: +353 1 418 2000  
E: [Info@ie.gt.com](mailto:Info@ie.gt.com)

These particulars are issued by Daniel Morrissey & Sons Ltd. and John P. Young Auctioneers on the understanding that any negotiations in respect of the Property mentioned are conducted through them. While every care is taken in preparing these particulars, the firms do not hold themselves responsible for any inaccuracy in the Particulars and Terms of the Property referred to. These details are given in good faith and we believe them to be correct, but any intending Vendor, Purchaser, Tenant / Lessee should not rely on them as a statement of fact and must satisfy themselves as to the correctness of each of them. No person in the employment of Daniel Morrissey & Sons Ltd. or John P. Young Auctioneers has any authority to make any representation or warranty in relation to this Property. In the event of any inconsistency between the particulars and the Contracts for Sale, the latter shall prevail. Prices are quoted exclusive of V.A.T. (unless otherwise stated) and the Purchaser / Lessee or Tenant shall be liable for any V.A.T. arising on the transaction. All maps are reproduced by permission of the Ordnance Survey Ireland Licence No. AU0000918.