

Substantial South Suburban Licensed Premises

Morrissey's

70
YEARS
1946 - 2016

O'DWYERS

118/116 Lower Kilmacud Road, Stillorgan, Co. Dublin

For Sale by Private Treaty

- Substantial licensed property extending to approx. 522 Sq. m
- Incorporates bar, lounge and first floor bistro
- Presented in turn key trading condition
- High profile landmark property enjoying corner trading position
- Situated within a densely populated affluent residential district
- Well established business with a strong reputation that is well supported locally

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Location

O'Dwyer's Licensed Premises occupy a pivotal corner trading position within a neighbourhood commercial parade servicing the immediately densely populated, affluent surrounding suburbs of Kilmacud, Stillorgan, Mount Merrion, Goatstown and Dundrum.

The property is located on the Lower Kilmacud Road directly opposite Mount Anville Primary School at its intersection with Rathmore Avenue approx. 11 kms south of Dublin City Centre.

Description

The property comprises a corner end of terrace two storey structure with single storey return.

Outside there is an enclosed rear service and storage yard with double gated vehicular access for deliveries.

The property forms part of a neighborhood retail parade adjoining a select Butcher and directly opposite a Spar convenience store.

There is shared off street parking for approximately 25 cars – 14 of which are directly fronting the property.

The property is currently in use as lock-up 7-Day licensed premises that is well laid out and in turn key trading condition. The ground floor incorporates a public bar, lounge bar together with toilet, service and storage facilities. The first floor comprises a lounge bar / bistro together with modern kitchen, toilet, service and storage facilities. There is office and storage accommodation to second floor level. The property enjoys the benefit of a timber clad sheltered beer garden / smoking area to the rear.

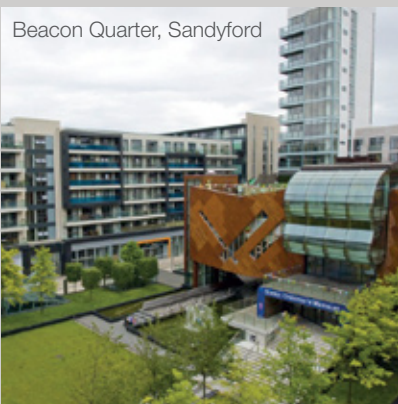
Artist impression of the new Stillorgan Shopping Centre



UCD Campus



Beacon Quarter, Sandyford



O'DWYERS

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The Business

O'Dwyers is a long established licensed business with a strong reputation locally for providing a quality product offering.

The business model is beverage driven (approx. 70%) complemented by a food offering in the lounge and first floor bistro.

Business is principally derived from the large surrounding residential population.

Opportunity

The sale of O'Dwyers Licensed premises presents an opportunity for a purchaser to acquire a high volume profitable business that can be sustained and further developed with hands on owner operator.



O'DWYERS

118/116 Lower Kilmacud Road, Stillorgan, Co. Dublin

Accommodation

Ground Floor

Lounge Bar
Public Bar
Disabled Cloakroom
Toilet Lobby
Ladies Cloakroom
Gents Cloakroom
Bottle Store
Cold Room
Keg Store

First Floor

Lounge / Bistro
Ladies Cloakroom
Gentlemen's Cloakroom
Dry Goods & Cold Room
Staff Changing & Toilets
Corridors

Second Floor

Offices / Stores

TOTAL

Outside

Beer Garden
Public Off-street Car Parking

GIA Sq.m.
(approx)

319.5

182.7

20.58

522.78

92.3

Title

Nos 118 and 118A Lower Kilmacud Road Lower
held under Good Unencumbered Freehold.

No 116 Lower Kilmacud Road Lower
held under Occupational Leasehold Title.

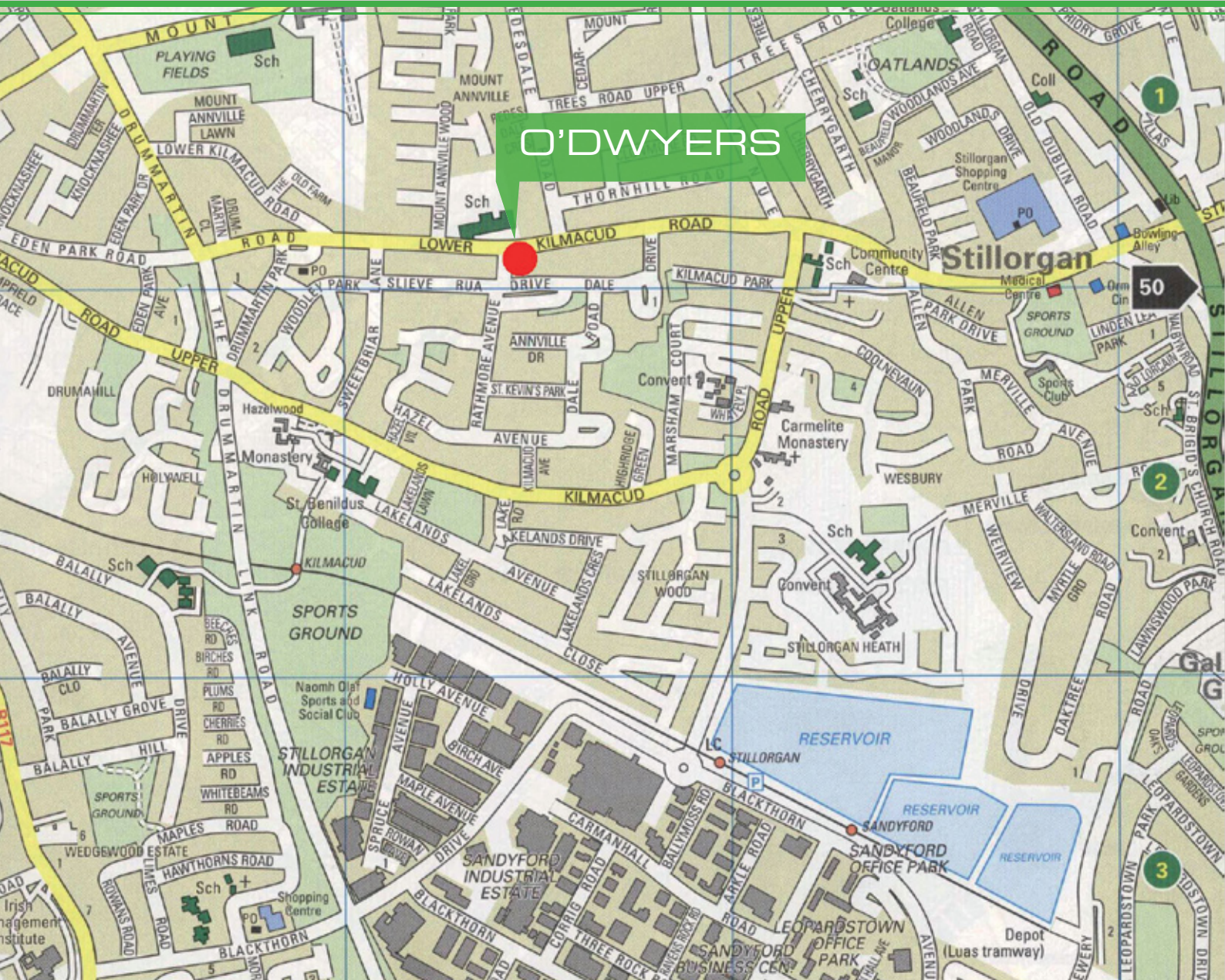
Term: 25 Years from 1st December 2000
Rent: €40,544 per annum
Rent Review: Every Five Years
Licence: Ordinary 7-Day Publican's Licence
Rateable Valuation: €150,600
Rate Multiplier: 0.1673
Rates Bill 2018: €24,457.44



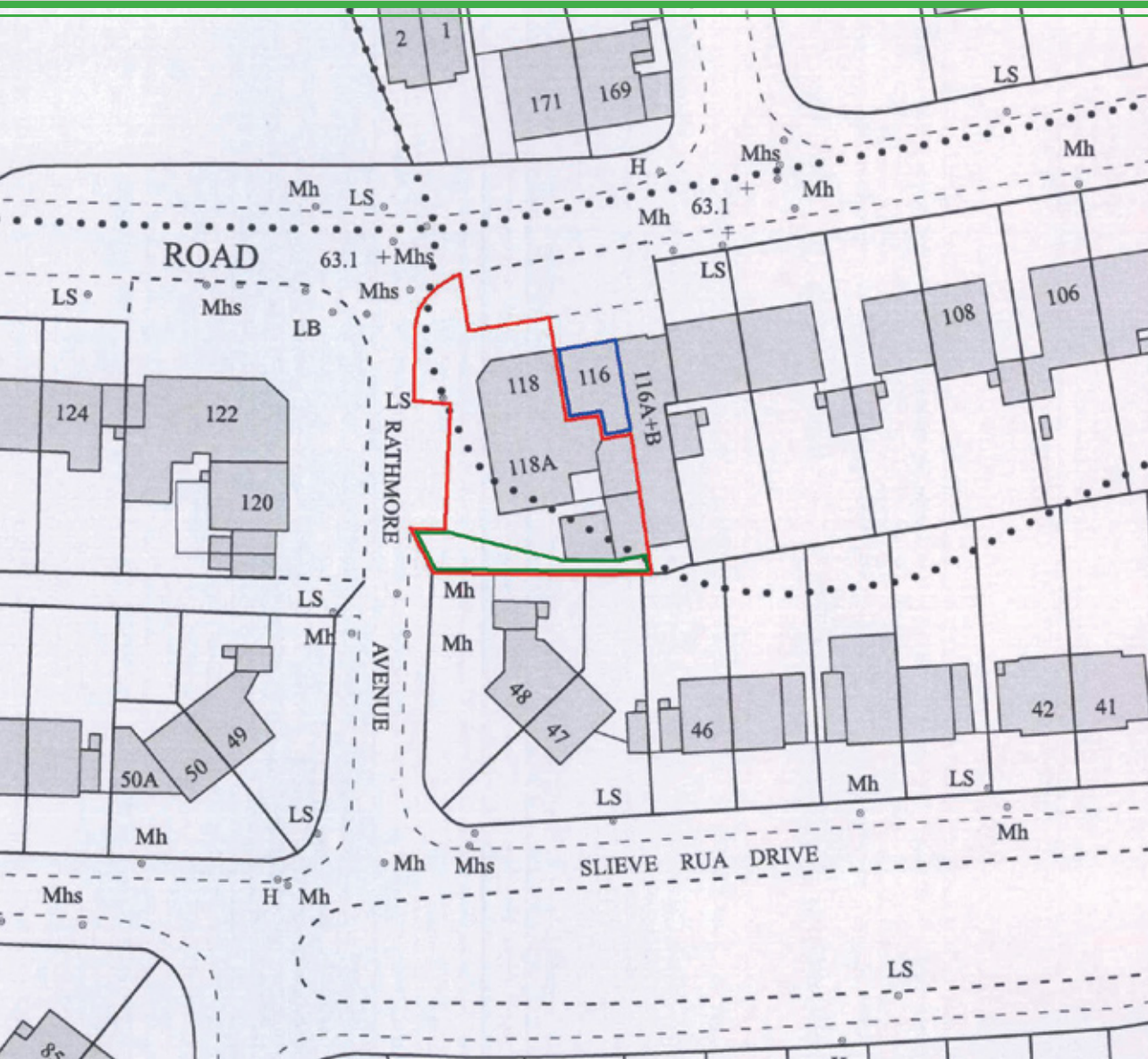
BER Details

BER Rating	BER Number	Energy Performance Indicator kWh/m2/yr
E2	800315418	1,088.91

Location Map Not to Scale (for identification purposes only)



Property Boundary Site Map



- Outline Red: Property Boundary
 - Outline Blue: Leasehold Property
 - Outline Green: Right Of Way
- Not to Scale (for identification purposes only)



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Viewing strictly by prior appointment with Sole Agent.

Morrissey's

70
YEARS
1946-2016

Agents

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