

Substantial Purpose Built Licensed Premises, Bookmakers and Funeral Home on Approx. 0.9 ha site

CELBRIDGE HOUSE

Maynooth Road, Celbridge, Co. Kildare



FOR SALE BY PRIVATE TREATY

- Substantial purpose built licensed property extending to approx. 751 Sq. m
- Incorporates bar, lounge, off licence and restaurant with bookmakers and funeral home
- Benefits from Rental and Licence Income from the Bookmakers and Telephone Masts
- Limited nearby competition for substantial surrounding population
- The immediate area is witnessing significant residential development
- Significant potential to further develop the current business or develop the property (S.P.P)

BER C1 C3 E2



Castletown House



View of River Liffey Celbridge



Celbridge Abbey



Main Street Celbridge



The Mill Celbridge

Location

Celbridge is a town on the River Liffey approx 23 km west of Dublin City in County Kildare. The town is both a local centre and a commuter town within the Greater Dublin Area.

Celbridge has a population of 20,288 per the 2016 Census which are serviced by 5 licensed premises including Celbridge House.

The property occupies a profile trading position on Maynooth Road. approx. 1.5kms north of the main street and adjacent a neighbourhood retail parade together with Aldi and Lidl supermarkets.

Celbridge house is the only licensed premises outside the main street servicing the substantial residential population to the north of the town.

The Business

Celbridge House is an established licensed business with a strong reputation locally for providing a quality product offering.

The current business model is beverage driven with turnover comprising 100% beverage sales split approximately 80 / 20 between on and off sales.

Business is principally derived from the large surrounding residential population.

Description

The property comprises a detached, single storey purpose built structure with single storey extension to the eastern elevation comprising bookmakers and funeral home.

Outside there is a large car park for approx. 120 cars together with 0.75 acre lawn.

The property is currently in use as a lock-up 7-Day licensed premises that is perfectly laid out for operational control and in turn key trading condition. The building comprise ground floor bar, lounge and off licence all serviced by a central cold room and stores for ease of operational control



Castletown House & Grounds



Main Street Entrance to Castletown House



Maynooth College



Opportunity

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

The property benefits from a disused restaurant with full commercial kitchen in trading condition presenting an opportunity for a purchaser to introduce a food offering and develop an additional lucrative income stream that will also benefit beverage sales. Alternatively the restaurant can be easily segregated to be fully self-contained providing an opportunity to lease or franchise to a food operator.

In addition the property comprise a substantial site of 0.9 ha / 2.2 acres with 65% zoned 'Neighbourhood Centre' in The Celbridge Local Area Plan 2017-2023 (the balance is zoned Open Space) providing an opportunity to develop a portion or the entire of the site subject to the necessary planning permissions.



Celbridge
House





Bookmakers Investment

The bookmakers comprise 105 sqm of retail accommodation let to Bar One Racing limited on an informal letting from May 2015 at a rent of €13,000.

Telephone Masts

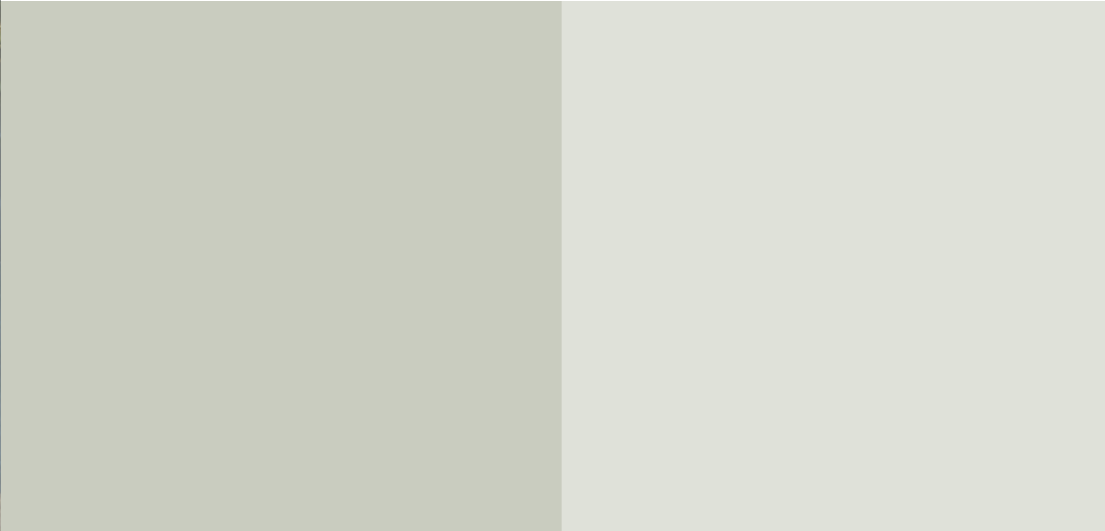
The property benefits from the telephone mast licences at a combined licence fee of €30,000 (potential reduction in fee income in June 2018).

Funeral Home

The funeral home comprise 88 sqm and is let to O'Carroll & O'Neill Funeral Homes Ltd. on an informal letting from October 2014. The tenant currently benefits from a rent free period.



Celbridge
House



Accommodation

Ground Floor

Lounge Bar
Public Bar
Cold Room
Toilet Lobby
Ladies Toilets
Gents Toilets
Off Licence
Drink Store (Off Licence)
Staff Changing
Spirits Store
Store Room
Restaurant
Kitchen
Dry Goods Store
Ladies and Gents

TOTAL

Bookmakers
Funeral Home

Outside
Enclosed Yard Area
Off-street Car Parking 120 cars

GIA Sq.m.
(approx)

751

751

105

88

BER Details

| Celbridge House | BER Rating | BER No. | Energy Performance Indicator kWh/m2/yr |
|-------------------|------------|-----------|--|
| Licensed Premises | C3 | 800613440 | 886.93 |
| Bookmakers | C1 | 800452690 | 836.3 |
| Funeral Home | E2 | 800452682 | 523.21 |

Property Boundary Site Map

Title:
Good Unencumbered Freehold /
Long Leasehold Title.

Licence:
Ordinary 7-Day Publican’s Licence

Rateable Valuation:
€97,320

Rate Multiplier:
0.2246

Rates Bill 2018:
€21,858.07

Celbridge House

Maynooth Road, Celbridge, Co. Kildare

Viewing strictly by prior appointment with Sole Agent.
Inventory of Furniture & Effects included in the sale available upon request



AGENTS

Tony Morrissey & Shane Markey
Morrissey's
Merrion Building
Lower Merrion Street
Dublin 2

PSRA Licence No: 002069

Tel: +353 1 676 5781
Fax: +353 1 676 1786
E: property@morrisseys.ie
W: www.morrisseys.ie

SOLICITOR

Killian Morris
AMOSS Solicitors
Warrington House
Mount Street Crescent
Dublin 2

Tel: (01) 212 0400
Fax: (01) 212 0401
E: kmorris@AMOSS.ie

ACCOUNTANT

Jack Ryan
KSR Accountants
Hynes Building
ST Clares Walk
Merchants Road
Galway

Tel: (091) 567615
Fax: (091) 565621
E: jack@ksraccountants.ie

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