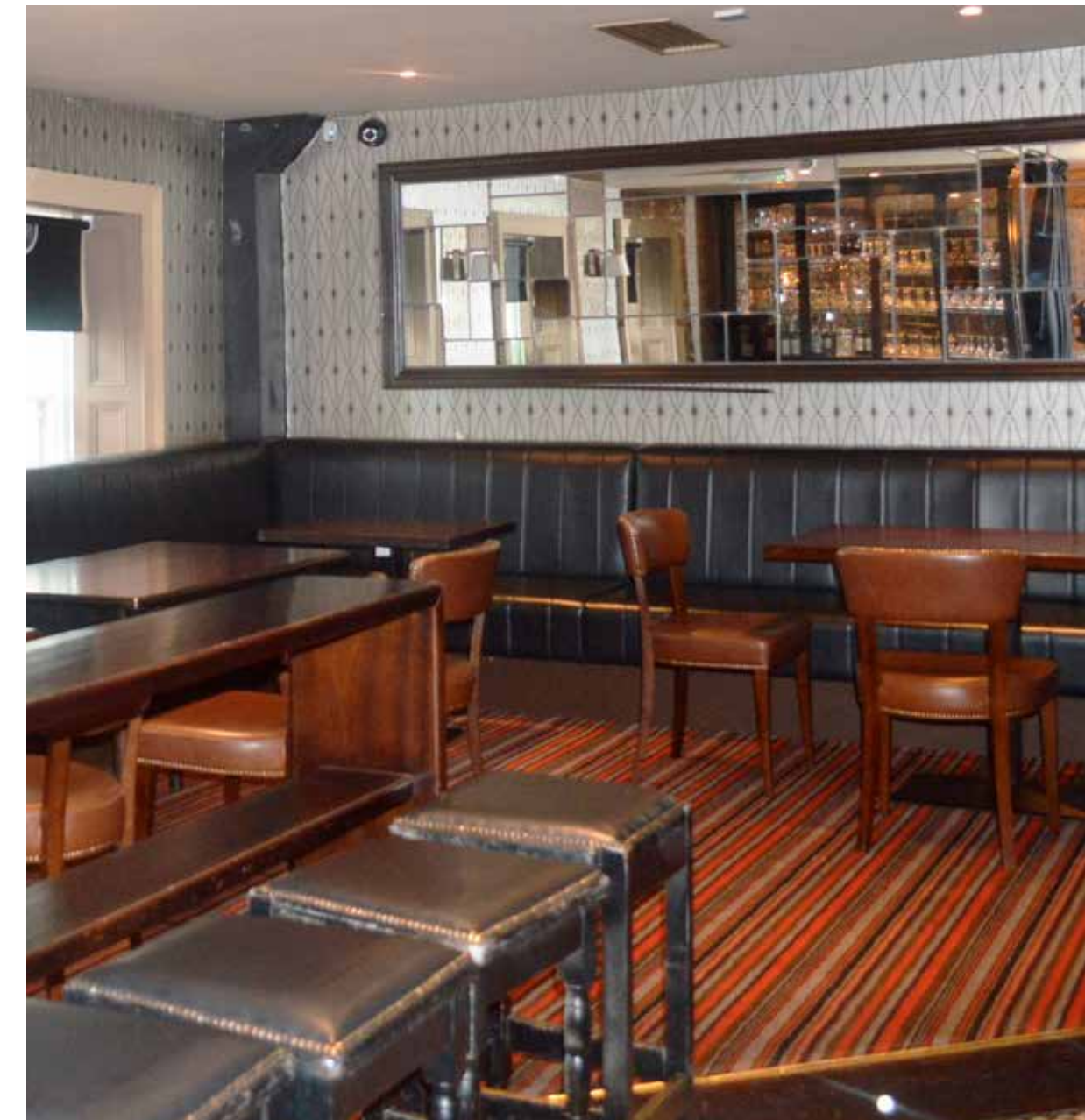


Long Established Traditional Style South Suburban Licensed Premises
For Sale By Private Treaty as a Going Concern

3/5 OLD DUN LEARY ROAD
MONKSTOWN
CO. DUBLIN



Opportunity to acquire a renowned traditional style licensed premises enjoying a prominent trading position on the Old Dunleary Coast Road mid-way between Monkstown and Dun Laoghaire extending to c. 859.03 sq.m. / 9,247 sq.ft. GIA comprising a well appointed old world style lounge bar at ground floor level together with first floor venue/function room accommodation amply equipped with the necessary storage and service facilities together with excellent beer garden / smoking area currently enjoying an excellent profitable business in an established and densely populated district.





The Purty Kitchen represents an ideal opportunity to acquire a traditional old world styled licensed premises situated within the heart of the densely populated affluent South Suburbs mid way between Monkstown and Dun Laoghaire and within close proximity to Dalkey, Sandycove, Blackrock and Foxrock.

These licensed premises enjoy a central trading position that is convenient to the numerous entertainment and recreational attractions of the Monkstown / Dun Laoghaire district including the popular East and West Pier walks, Salthill Strand, Dun Laoghaire Marina and the four Dun Laoghaire Sailing Clubs. The surrounding occupiers comprise a mix of local complementary Retail, Restaurant, and Licensed users, the West Pier Business Campus together with a well established and mature residential populous including the neighbouring Salthill and Clearwater residential apartment developments.

The immediate area is also amply serviced with public transport facilities with the Salthill & Monkstown DART Station located immediately adjacent to these licensed premises and the Dun Laoghaire Mainline Rail and DART Station located only a short stroll away, both of which provide transport links to the surrounding suburbs and the City Centre.

These licensed premises comprise traditional lounge bar accommodation at ground floor level together separate and self contained first floor venue / function accommodation that is also ideally suited to an alternative complementary user such as restaurant etc.

The Purty Kitchen presents an unique opportunity to acquire one of South Dublin's most famous hostelries enjoying a quality profitable business that is conducted throughout the year.

ACCOMMODATION

Approx G.I.A.: 859.03 sqm

Ground Floor: 422.15 sqm

Lounge Bar
Kitchen
Stores
Ladies Toilets
Gentlemen's Toilets
Staff Toilet
Office
Retail/Pizza Shop

First Floor: 422.15 sqm

Venue / Function Room
Ladies Toilets
Apartment
W.C.

Outside

Beer Garden

Title: Licensed Premises - Freehold
(See map on next page)
Commercial Premises – Leasehold
(See map on next page)

No.5 – Leasehold Interest

- 20 year lease 1st January 2002, 5 year reviews
- Passing rent €30,000

No. 5 – Sub-Let

- GF Retail Outlet, 4 year 9 month Lease at €24,000 per annum
- FF Residential Letting – 14th April 2016 yearly lease at €12,000 per annum.

Licence:

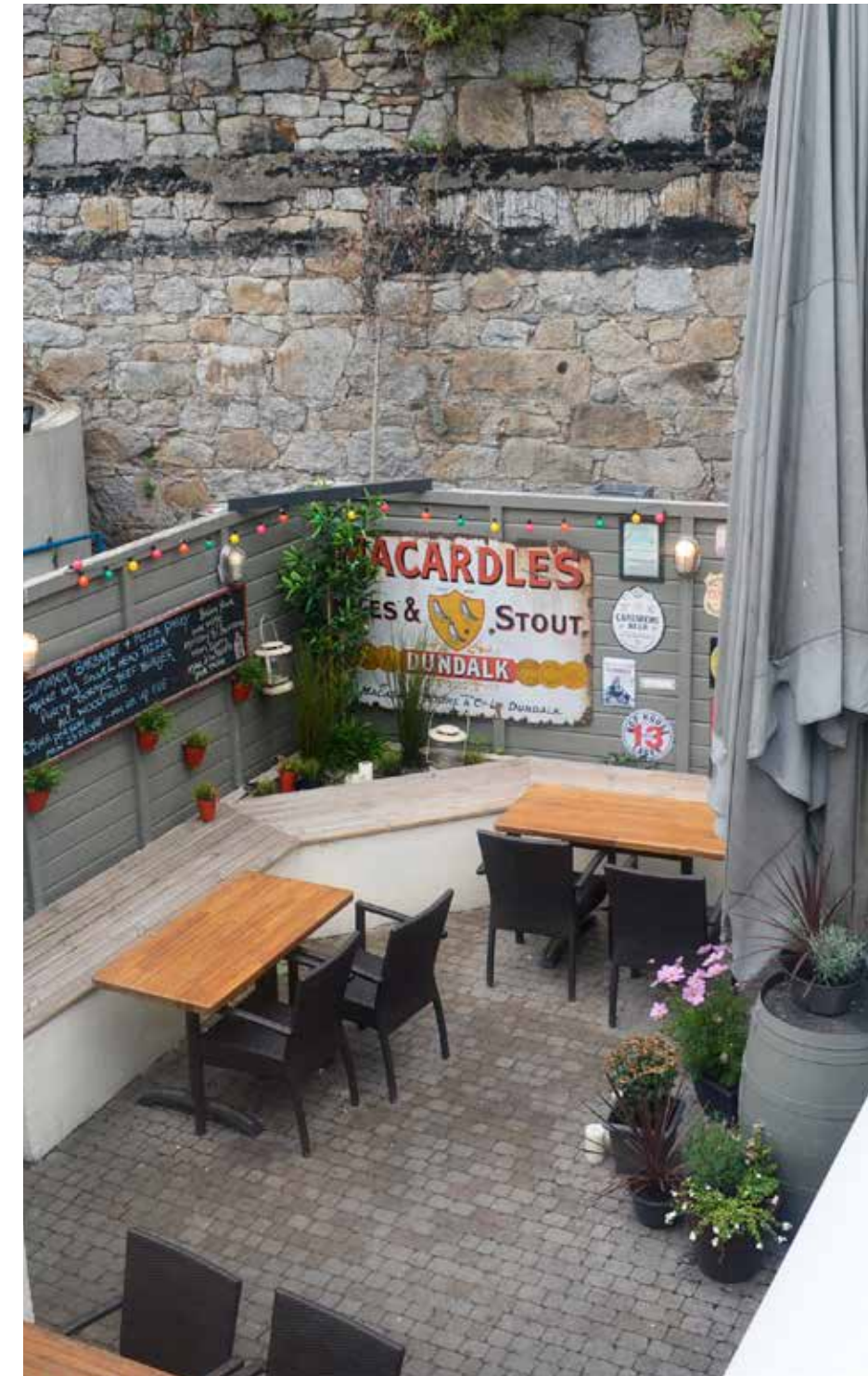
Ordinary 7-Day Publican's Licence
Music & Dance Licence

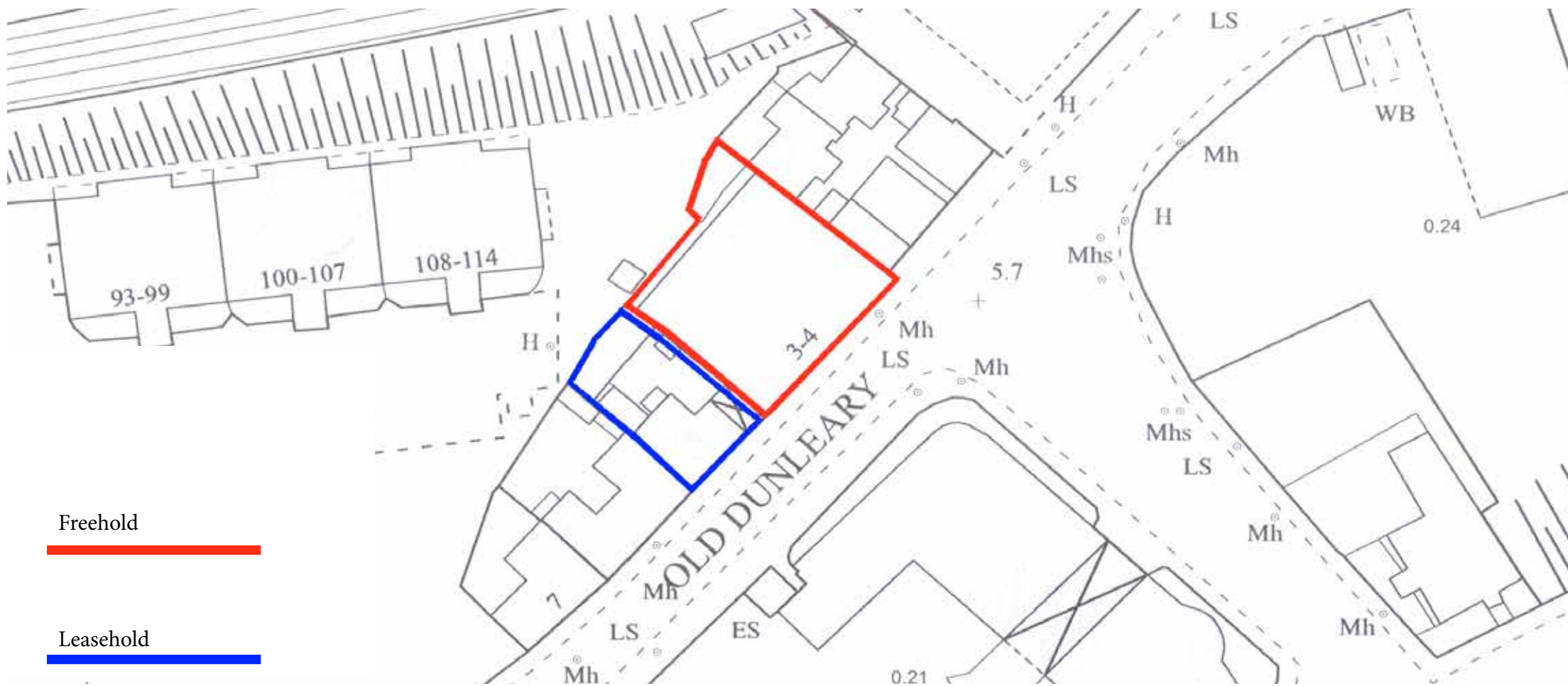
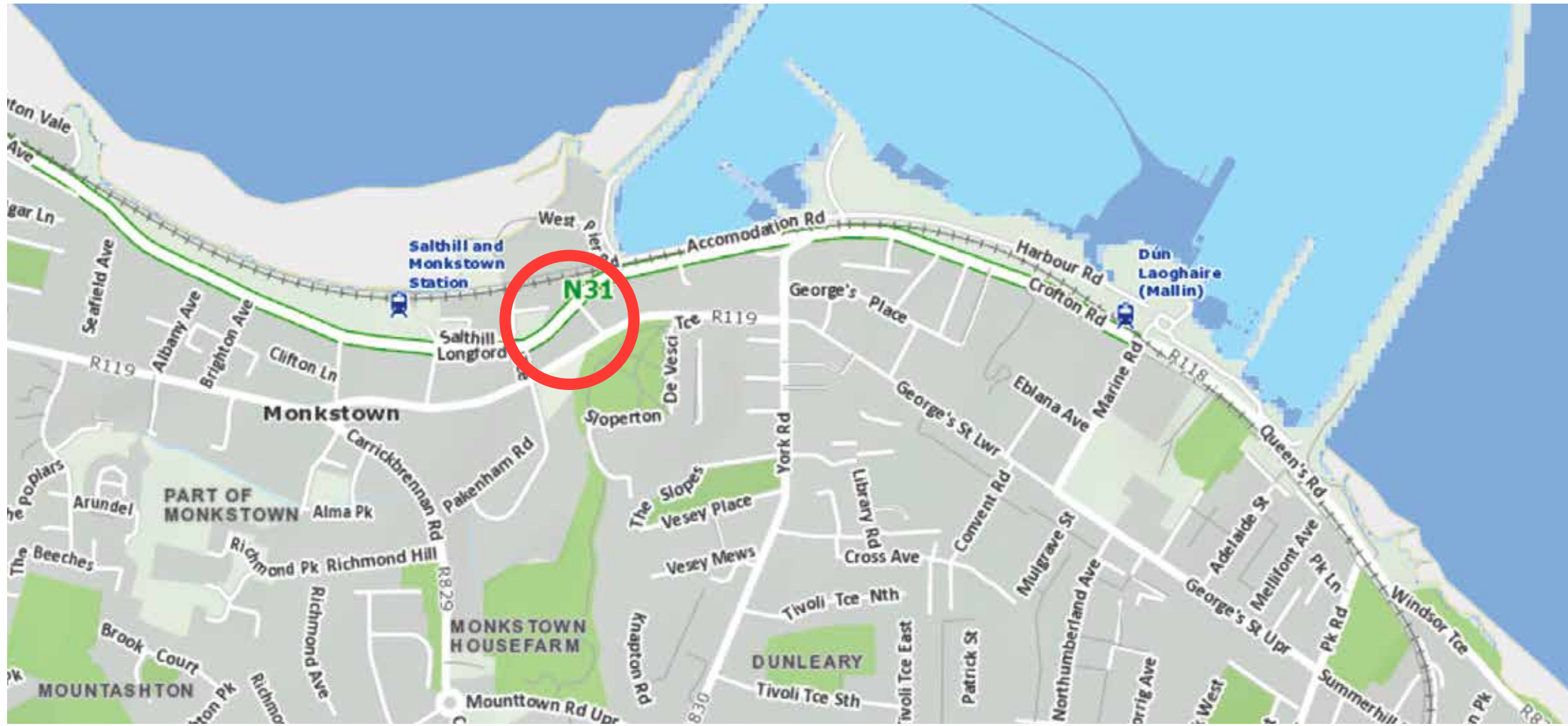
Licensed Premises:

RV: €200,000
Rate Multiplier: 0.1673
Rates Bill: €33,460

No. 5

RV: €30,000
Rate Multiplier: 0.1673
Rates Bill: €5,019





Freehold
 Leasehold

LOCATION & SITE MAP



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848. Morrissey's PSRA No. 003921.



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