

carbon 

LATE BAR & NIGHT CLUB  
19-21 EGLINTON STREET  
GALWAY

BER 



Well Known Substantial Licensed Premises  
In The Heart Of Galway's Principal Entertainment District  
For Sale by Private Treaty as a Going Concern

Morrissey's

Lisney



# THE LOCATION

Galway City, located on the West Coast of Ireland is the third largest City in the Republic of Ireland with a population of 79,504 persons as per the 2016 Census. Galway County enjoys a population of 258,552 persons as per the same census.

Galway is an established University City (NUI Galway) and is also the Commercial and Administrative Capital of the West of Ireland housing many National, International and Multinational operations.

Galway has recently been nominated for the European Capital of Culture for 2020, which there is no doubt will be of real benefit to the city up to and post the actual year of culture in 2020.

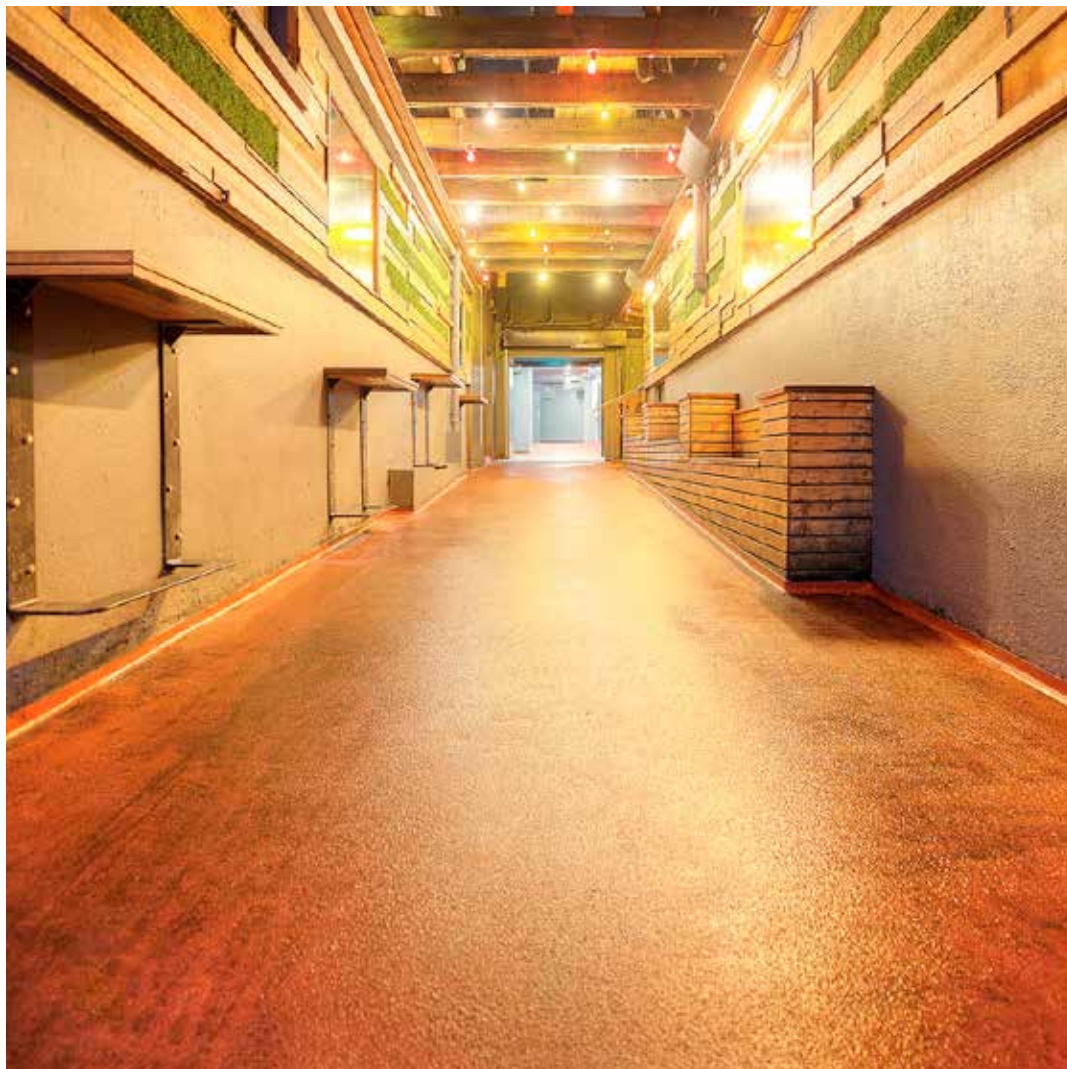
Galway also being strategically positioned along the Wild Atlantic Way, enjoys massive benefit from same on an annual basis.

Access to Galway has been greatly improved in recent years with the completion of the new M6 Dublin to Galway Motorway now providing direct access via road in approximately two hours. Additional transport facilities include a Main-line Rail system connecting to the South, East and Midlands, numerous public and private Bus operations serving all parts of the country.

Galway to Dublin c. 208kms / 129 miles, Cork c. 201 kms / 125 miles, Limerick c. 102 kms / 63 miles, Waterford c. 230 kms / 143 miles, Belfast c. 323 kms / 200 miles







## THE PROPERTY

Carbon comprises a substantial licensed premises over 2 floors extending to approx. 885m<sup>2</sup>, which is set out currently as a ground floor (714m<sup>2</sup>) late night bar with separate toilet accommodation, smoking area and requisite stores augmented by a separate nightclub accommodation enhanced by all requisite storage and service accommodation on first floor.

Carbon has also secured valuable planning permission for a large smoking area in the nightclub area which will really be of benefit to the overall Licensed accommodation.

Adjoining property users are complimentary well established licensed and retail concerns that enjoy a high volume of footfall throughout the day and evening on a year round basis.

In summary, Carbon late bar and club offers an excellent and unique opportunity for an operator to acquire a substantial licensed premises which can be operated as it stands with a substantial annual turnover or indeed rebrand and operate a more traditional food and beverage business.

### BER DETAILS:

BER: D1

Ber No: 800185621

EPI: 756.17 kWh/m<sup>2</sup>/yr



|                                    |       |
|------------------------------------|-------|
|                                    | Sqm   |
| Ground Floor                       | 714m² |
| Separate entrance to lounge bar    |       |
| Toilet accommodation               |       |
| Separate entrance to nightclub     |       |
| Smoking area                       |       |
| Stores                             |       |
| Coldroom                           |       |
| First Floor                        | 171m² |
| Toilet accommodation for nightclub |       |
| Stores                             |       |
| Office areas                       |       |
| Security room                      |       |
| TOTAL                              | 885m² |

TITLE:

Leasehold

LICENCE:

7-Day Publican's Licence  
Dance Licence

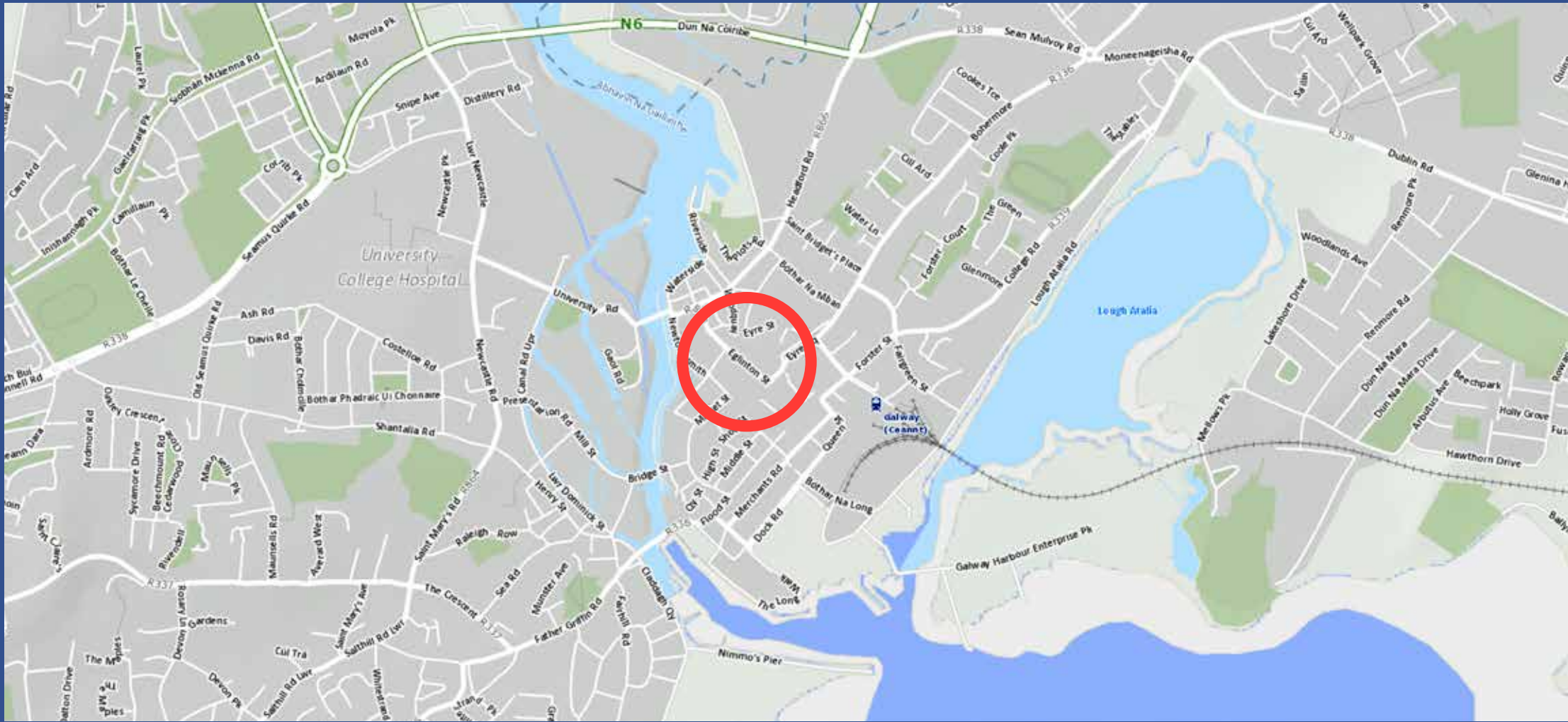
COMMERCIAL RATES:

|                    |            |
|--------------------|------------|
| Rateable Valuation | €355.53    |
| Rate Multiplier    | 67.40      |
| Rates Bill 2018    | €23,962.72 |

Full legal and other salient information in Data Room hosted by Messrs MacSweeney & Company Solicitors on completion of Confidentiallity Agreement.







Not to scale - for identification purposes only



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LOCATION & SITE MAP

