

Morrissey's

Lisney

FOR SALE

RENOWNED NIGHTCLUB PREMISES IN THE CENTRE OF DROGHEDA TOWN
FOR SALE BY PRIVATE TREATY

FIRE NIGHTCLUB STOCKWELL LANE, DROGHEDA, CO. LOUTH



01-676 5781

- Substantial Town Centre Nightclub Premises extending to approx. 385 sq.m. GIA
- Entire property at ground floor level and enjoys self-contained smoking accommodation
- The principal retailing street in Drogheda – West St is located just 80m north of the property
- Benefits from Town centre zoning with potential for alternate use S.P.P





LOCATION

Drogheda is a strategically located Commercial Port Town to the North-Eastern Seaboard of Ireland approx. 48 km North of Dublin City and 130 km South of Belfast which benefits from ease of access via the M1 Motorway together with a Mainline Rail and Public Bus service connecting Dublin City and Belfast.

The town is situated on both sides of the River Boyne and is an important industrial centre which serves as a focal point for the very substantial hinterland of East Meath and Southern Louth.

Drogheda enjoys a resident population as per the 2016 Census of 40,956 persons with an estimate of 230,000 people living within a 30 minute drive of Drogheda town



THE PROPERTY

The property enjoys a central trading position just off West Street and adjacent to the renowned Drogheda Town Centre Shopping Centre within the central core of Drogheda for Retailing, Business, Banking and Entertainment.

The property enjoys the valuable "Town Centre" zoning objective per the Drogheda Borough Council Development Plan 2011-2017

Fire Nightclub comprise the ground floor of a two storey building and extends to approx. 385 sqm. GIA currently laid out with Nightclub and external sheltered smoking area, services and stores to ground floor level. The property was completely refurbished in recent years now boasting a modern well-appointed Night Club presented throughout in turn-key condition requiring little capital expenditure having been well maintained by the operator.

The property which previously traded as No. 4 Bar & Restaurant enjoys the benefit of an Ordinary Seven Day Publicans Licence and having retained the former kitchen area to the rear could be easily converted to a more traditional food and beverage bar operation.

THE OPPORTUNITY

Fire Nightclub presents a significant opportunity for a nightclub operator to develop a high volume nightclub business derived from the substantial surrounding population or alternatively the property may suit conversion to a more traditional bar use.

ACCOMMODATION

Description	GIA Sqm Approx
Ground Floor	385 sq.m.
Nightclub Entrance Foyer	
Nightclub	
Ladies & Gents Toilets	
Cold Room, Keg Stores & Bottle Stores	
Kitchen	
Outside	
Sheltered smoking Area	15.84



TITLE

Title	Long Leasehold
Licence	Ordinary 7-Day Publicans Licence, Music, Singing & Dance Licence

BER DETAILS

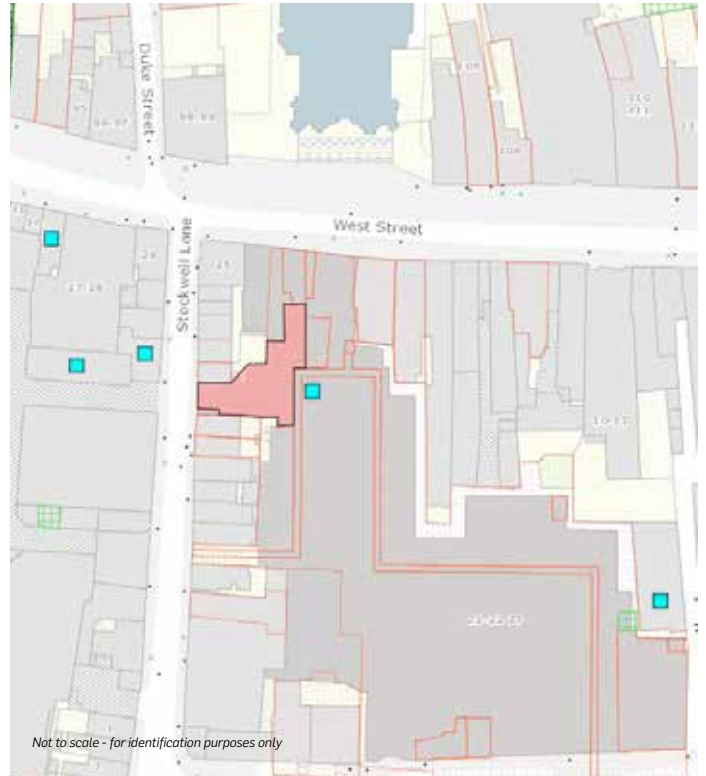
BER: G
 BER No.: 800445769
 EPI: 1725.79 kWh/m2/yr

SOLICITOR

Paul A Moore & Company,
 4 Dyer Street, Drogheda, Co. Louth
 Tel: (041) 983 9389 | E-mail: paulamoore@eircom.net

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.
 Inventory of Furniture & Effects included in the sale available upon request.
 Shane Markey 01 676-5781 shane@morrisseys.com



Not to scale - for identification purposes only

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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.

