

Morrissey's

Lisney

FOR SALE

PROMINENT SOUTH CITY LICENSED PREMISES

MCGARRY'S, 236/238 HAROLDS CROSS ROAD,
HAROLDS CROSS, DUBLIN 6W



01-676 5781

- Large South City Licensed Premises extending to approx. 493.80 sqm (5,315 sqft)
- Comprises bar and lounge with fully fitted kitchen and quality beer garden
- Impressive 'Old World' style fit out in turn key condition
- Occupies a high-profile trading position
- Located within a well-established and densely populated district





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LOCATION

McGarry's comprises a Lock-Up Licensed Premises located on the West side of Harold's Cross Road and occupies a prominent trading position directly opposite the Leinster Road intersection. The surrounding area is predominantly characterised by residential neighbourhoods along with ground floor retail units along Harold's Cross Road.

The Harold's Cross Road is a principal arterial thoroughfare connecting the City Centre with the well-established and densely populated surrounding suburbs of Rathfarnham, Kimmage, Rathgar, Terenure and Templeogue. The property is located within close proximity of Mount Jerome Graveyard, Eamonn Ceannt Park and Cathal Brugha Barracks.

The immediate area is well serviced by public transport with the LUAS Green Line and Dublin Bus offering numerous routes within close proximity to this premises.





DESCRIPTION

The property is laid out over ground floor with public bar, lounge bar and fully fitted kitchen within a single storey mid-terrace structure extending to approx. 493.80 sq.m. / 5,315 sq.ft. GIA and standing on a site of c. 0.07 hectares / 0.17 acres.

Internally the property benefits from a quality old world style fit out with feature mahogany bar counters and back bar display, exposed trussed roof, exposed brickwork and chandeliers.

The quality traditional fit out is continued into the impressive rear beer garden with feature mahogany shelving and leather upholstery. The property benefits from access to Mountain View Avenue to the rear.

This premises is presented in turn key trading condition having been maintained to an exceptionally high standard.

THE BUSINESS

The business model is principally beverage driven augmented by a good food offering. The business is derived from the surrounding residential population augmented by employees of the retail units situated on Harolds Cross Road.

THE OPPORTUNITY

McGarry's represents an excellent opportunity to acquire a large Licensed Premises that affords the potential to re-establish a strong business in a property that is well laid out for ease of management.

The size and quality of this premises afford the purchaser considerable scope to generate a high-volume food and beverage business derived from the densely populated surroundings.

The property comprises a single storey structure with double and triple storey neighbours affording scope for increased density to be achieved.

ACCOMMODATION

Description	GIA Sqm Approx
Ground Floor	493.80
Lounge Bar	
Public Bar	
Ladies & Gents Toilets	
Kitchen	
Kitchen Store	
Staff Changing & Toilets	
General Store	
Total	493.80
Outside	154.8
Cold Room	
Store	
Beer Garden & Yard	

Inventory of Furniture & Effects included in the sale available upon request

TITLE

Title	Freehold / Long Leasehold
Licence	Ordinary 7-Day Publican's Licence

COMMERCIAL RATES

Rateable Valuation	€50,000
Rate Multiplier	0.2680
Rates Bill 2020	€13,400

BER DETAILS

BER Rating E1
 Ber No: 800505968
 EPI: 11506.36 kWh/m2/yr

SOLICITOR

Anne Kelleher, Smith Foy & Partners Solicitors,
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 Tel: +353 (1) 644 0425. Email: anne.kelleher@smithfoy.ie

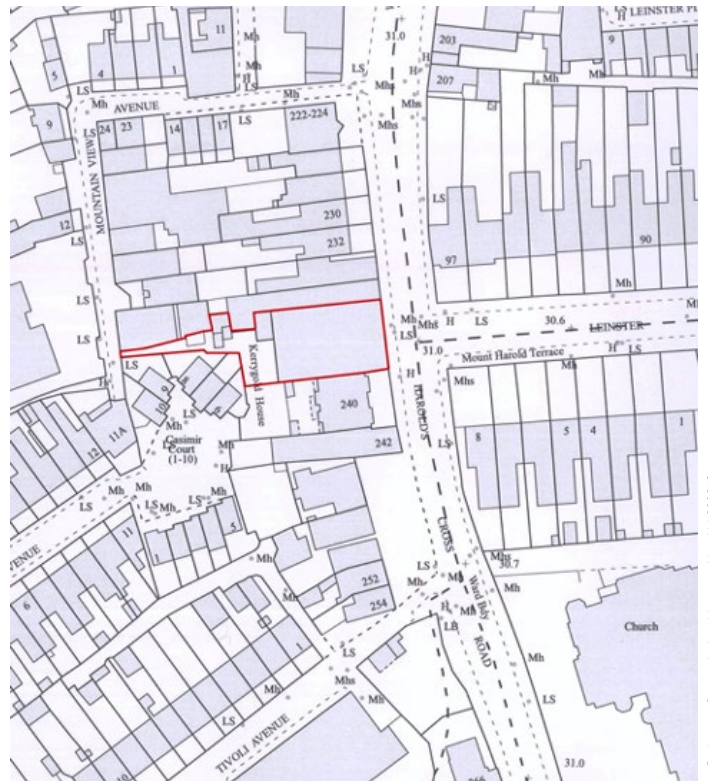
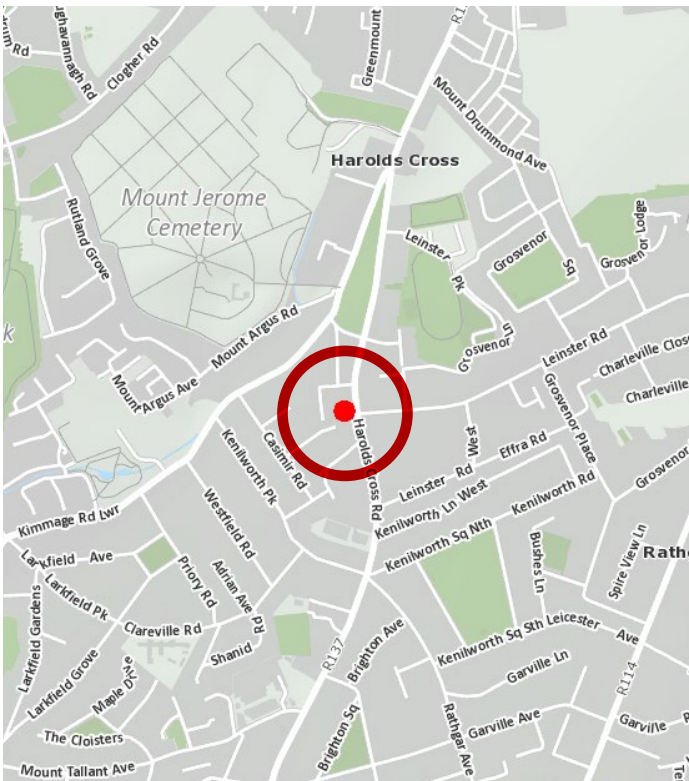
ACCOUNTANTS

O'Neill Foley Chartered Accountants
 Patrick's Court, Patrick Street, Co. Kilkenny
 Tel: (056) 772 1157 Email: accounts@onf.ie

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.
 Inventory of Furniture & Effects included in the sale available upon request.

Tony Morrissey 01-638 2700 tmmorrissey@lisney.com
 Shane Markey 01-638 2700 smarkey@lisney.com
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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.

