FOR SALE BY PRIVATE TREATY

THE ARDLEA INN

Ardlea Road Beaumont Dublin 5 D05 VH96

Well-appointed and long established family run licensed premises situated within a densely populated north Dublin suburb.

BER C1

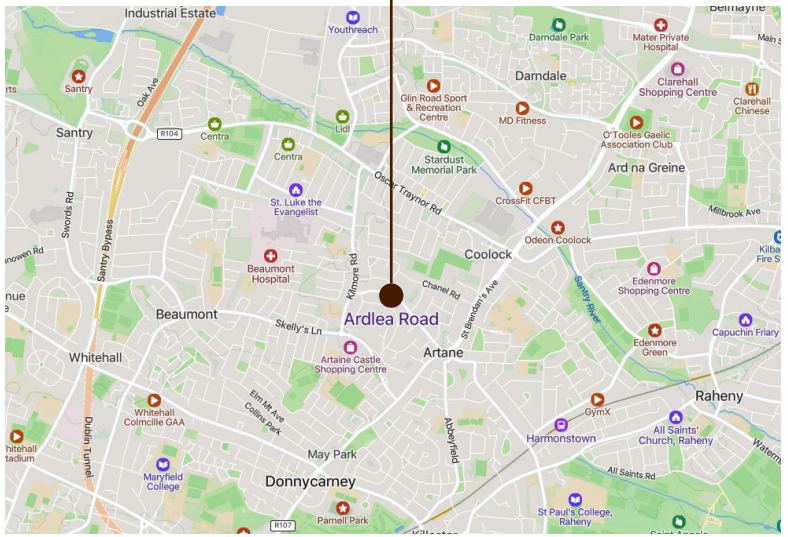
BDM Property

- **Situated within a densely populated and well-established north Dublin suburb**
- **Prominent corner trading position with high visibility and dual road frontage**
- **Long-established family run licensed premises with established drink only turnover**
- **The accommodation comprises a ground floor bar and lounge bar with a first-floor lounge / function room. Ample keg and storage areas**
- **Significant potential to add a catering kitchen and develop a food business**
- **Located within a densely populated residential catchment area**

LOCATION

The Ardlea Inn licensed premises occupies a prominent corner trading position fronting Ardlea Road with return frontage to Maryfield Avenue, Beaumont, Dublin 5. The property is situated within a parade of local shops within a well-established and densely populated residential suburb of north Dublin adjacent to many other densely populated residential areas including Beaumont, Artane, Donnycarney, Whitehall, Clonshaugh and Santry. The property is easily accessed via the roundabout at the Malahide Road / Ardlea Road / Gracefield Road interchange or via Kilmore Road.

The property is within close proximity to many business drivers including Beaumont Hospital, Artane Castle Shopping Centre, Omni Park Shopping Centre, and Clarehall Retail Park. It is also close to St John Vianney Catholic Church. The immediate area benefits from a strong local catchment and consistent footfall, particularly given its residential density and close community links.



DESCRIPTION

The Ardlea Inn is a large, two-storey corner licensed premises comprising a ground floor traditional style bar and lounge both of which are fitted with timber counters, upholstered seating and decorative lighting and customer toilets. Large display windows provide natural light to both the bar and lounge areas. In addition, there are ample keg and storage areas and a small yard / smoking area.

On the first floor there is a further lounge bar with customer toilets and a function room / small venue with rooftop terrace / smoking area.

To the front there is car parking for approximately 8 cars while to the side, there is delivery access via a laneway to the rear keg and bottle storage areas.

AREA	SQ M
GROUND FLOOR Bar, Lounge Bar, Toilets, Stores	314
FIRST FLOOR Lounge, Function Room, Toilets,	288
TOTAL	602

THE BUSINESS

The Ardlea Inn is a family run licensed premises with an established drink only turnover. The sale of The Ardlea Inn now offers the discerning purchaser the opportunity to acquire a large, licensed premises located within a densely populated residential area with the capability of providing new food generated business to complement the established drink business.

ZONING

The property is zoned Z3, Neighbourhood Centre, under the Dublin City Development Plan 2022 – 2028.

LICENCE

Full 7 Day Publican Licence.

FIXTURES, FITTINGS & EQUIPMENT

An inventory of fixtures, fittings and equipment included in the sale is available on request.

BER

Rating: C1

Number: 801078023

Energy Performance Indicator: 682.45 kWh/m²/yr/1.16

SERVICES

All mains services are available to the property.

TUPE

The Ardlea Inn is offered for sale as a going concern and the purchaser will be required to comply with current TUPE legislation on employee transfer.

TITLE

We are advised the property is held freehold.

VIEWING

Strictly by appointment with the sole selling agent BDM Property.

CONTACT

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