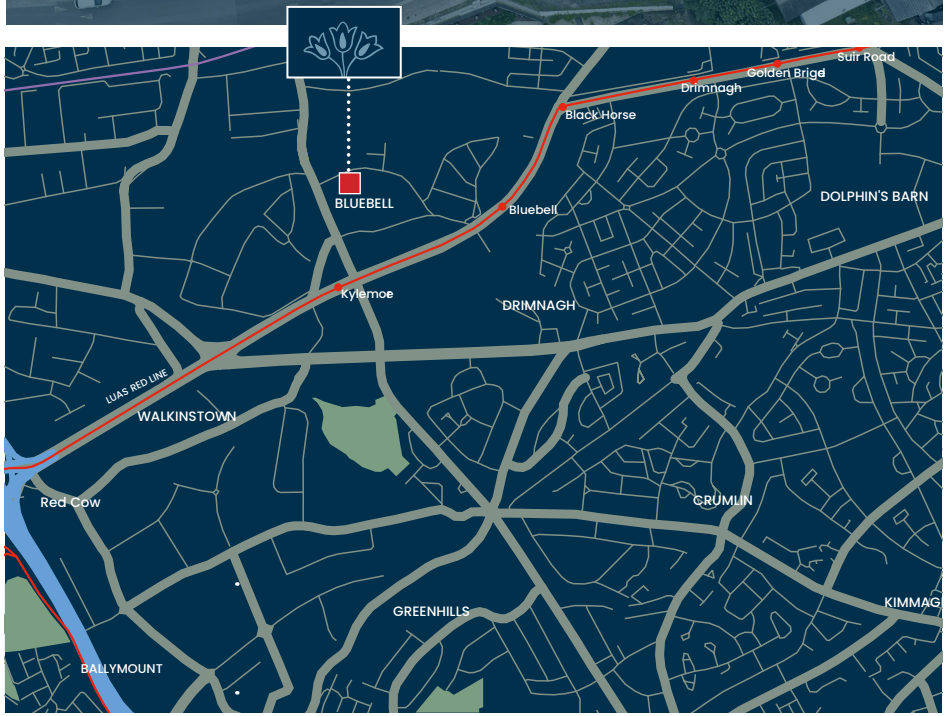
FOR SALE BY PRIVATE TREATY

The Cottage Inn

42 Bluebell Avenue
Bluebell
Dublin D12 Y954

BER B3

BDM Property



- Situated in a busy and densely populated residential and commercial suburb
- Close to many industrial estates and business parks
- Single storey building with lounge bar / bar / kitchen c.419 sq. m / 4,509 sq. ft
- Adjoining investment property c.166 sq. m / 1,789 sq. ft
- Let to Paddy Power on a 10-year lease – tenant not affected
- On a site of c.0.22 ha / 0.55 acres zoned Z6 Employment / Enterprise
- Situated within the City Edge Project, a transformative project to create a new urban quarter with 40,000 new homes.

LOCATION

The Cottage Inn is situated on Bluebell Avenue, just off Kylemore Road, Bluebell, Dublin 12. The property is situated within a densely populated residential suburb of west Dublin and within a busy commercial zone in and around the Naas Road area. Adjoining densely populated suburbs include Ballyfermot, Clondalkin, Inchicore and Crumlin. The property is adjacent to N7 / Long Mile Road providing easy access to the M50 orbital route. The area is well served by public transport with LUAS Red Line closeby at Bluebell and numerous bus routes travelling along Kylemore Road and Naas Road.

Extensive licensed premises (currently not trading) on a site of c.0.22 ha / 0.55 acres situated in a busy residential and commercial suburb of Dublin.

THE OPPORTUNITY

Although currently not trading, the sale of The Cottage Inn affords the purchaser an exceptional opportunity to re-establish a lucrative and substantial food and drink business within this busy residential and commercial suburb of Dublin. In addition, the property enjoys lucrative rental income from the adjoining Paddy Power Bookmaker (tenant not affected) who occupy a portion of the building on a 10-year lease from 2023 at a rent of €20,000 per annum.

The property occupies a site area of c.0.22 ha / 0.55 acres and, while currently zoned Z6, Employment / Enterprise, offers alternative use potential as it is situated within the City Edge Project, a transformative initiative between Dublin City Council and South Dublin County Council to create a new urban quarter with 40,000 new homes and 75,000 jobs.

DESCRIPTION

The Cottage Inn is a single storey licensed premises built circa 1974 and extending to c. 419 sq. m / 4,509 sq. ft. The property, which is currently not trading, is laid out to provide bar and lounge bar facilities together with a catering kitchen and customer toilets and keg and bottle stores at ground floor level. To one end of the property is a bookmakers let on a 10-year lease from April 2023 to Paddy Power bookmakers providing valuable rental income. Please note, the tenant is not affected by the sale. This area comprises a ground floor retail area of c.166 sq. m / 1,789 sq. ft. Outside there is an extensive car park with parking for around 60 cars. The property occupies a site of c.0.22 ha / 0.55 acres and is zoned Z6 Employment / Enterprise under the Dublin City Development Plan 2022- 2028.

ACCOMMODATION

THE COTTAGE INN	SQ M	SQ FT
Ground floor Lounge bar, bar, catering kitchen, stores etc.,	419	4,509
Investment Property Paddy Power retail unit (tenant not affected)	166	1,789
TOTAL	**585**	**6,298**

The Cottage Inn

LICENCE

Full seven-day publican's licence.

FIXTURES, FITTINGS & EQUIPMENT

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

BER

BER Rating: BER B3

BER Number: 800983728

Energy Performance Indicator kWh/m²/yr: 286.9 /0.84

SERVICES

All mains services are available to the property.

TITLE

We are advised the property is held freehold.

SOLICITOR

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VIEWING

Strictly by appointment with the sole selling agent BDM Property.

CONTACT

BDM Property

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