

THE WICKLOW ARMS

Delgany County Wicklow

A Landmark Venue

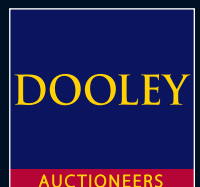


For Sale in Three Lots - 2 Acre Village Centre Zoned Site

- Lot 1** The Entire
- Lot 2** Main Buildings Licensed Premises comprising; Lounge, Two Restaurants, Two Function Rooms with Off Licence and full 7 Day Off and On Licence, Investment Offices.
- Lot 3** Development Site



PSRA No 001266



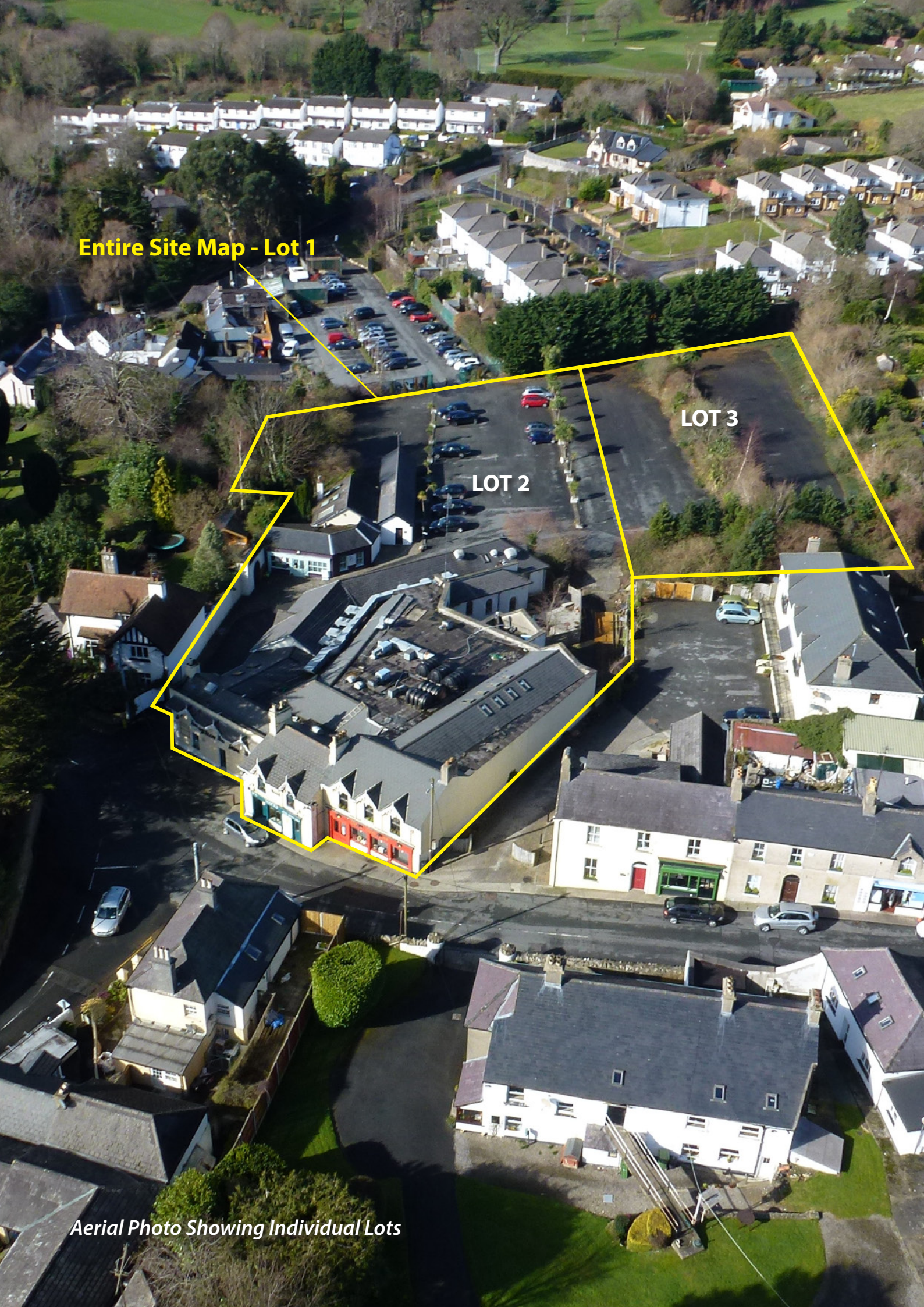
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Entire Site Map - Lot 1

LOT 2

LOT 3

Aerial Photo Showing Individual Lots



LOCATION

The Wicklow Arms is situated in the leafy Village of Delgany just off the N11, 25km south of Dublin City Centre. The area is now a commuter suburb to the city centre and has witnessed a massive population increase over the last twenty years; the current population of the Delgany/Greystones area lies in the region of 22,000. The area has a regular Dart and Bus service to the city centre and is just a few hundred metres off the N11 which means just a 25 minute drive to Dublin City.

Restaurant / Licenced Premises

BER C3

The Mews Office Unit 1

BER E1

Unit 2 Office

BER B3

Unit 3

BER G



DESCRIPTION

The Wicklow Arms Venue sits on a site which is approximately 2 acres consisting of the main building, large car park and separate building currently comprising of 4 office/retail units.

The property is being sold in 3 lots, these being;

Lot 1: The entire

**Lot 2: The Main Building 16,966 sq ft,
4 Investment Offices, Car Park**

Lot 3: Development Site

The original part of the building dates back to 1858 when it was a coach house for the area and this original front section is a listed building. The car park currently has parking for approximately 165 cars. The Wicklow Arms main building in its present form comprises of a Main Bar, Restaurant & Bar, Cafe, 2 Function Rooms, Large Kitchen, and the Off Licence which is still trading successfully. In total the property comprises of 16,966 sq ft and it comes with a full 7 Day Licence.

The Development Lot, a residential feasibility study has been conducted.

The office/retail units are all currently occupied on leases of varying value and terms, the current businesses in situ are: A Photographer's Studio, an Arbitration Firm, a Charity Headquarters and the current owners who have their administration offices on site.

The property has had successful planning for a Town Centre Retail Scheme and a Nursing Home.



THE BUSINESS

Current Rent Roll

See Information Pack

Potential Rent Roll

See Information Pack

Off Licence Turnover

See Information Pack

Previous Turnover under

See Information Pack

Existing ownership 2006

HISTORY

The Wicklow Arms enjoyed a fantastic reputation for food and drink under its previous two family ownerships up until 2006 when it was leased to independent operators. At this time its turnover was greater than €2 million per year, since this time the population of the surrounding area has increased dramatically with several large new developments notably Charlesland, Eden Gate and Delgany Wood.

Built originally in 1858 as a coach house and then known as Newel's Hotel from the 1880s, the Wicklow Arms is regarded as a historical landmark in the area and its original front section is a listed building.

Renowned for food and cosy pub atmosphere, the Wicklow Arms is famous for attracting a glittering clientele down through the decades, including Liz Taylor and Richard Burton when they stayed nearby during the filming of *The Spy Who Came In From The Cold* in 1963.

Since then the pub has attracted a host of music and movie stars - due to its location near to Ardmore Studios - such as Laurence Olivier, Katherine Hepburn and Peter O'Toole.



Lot Area Map

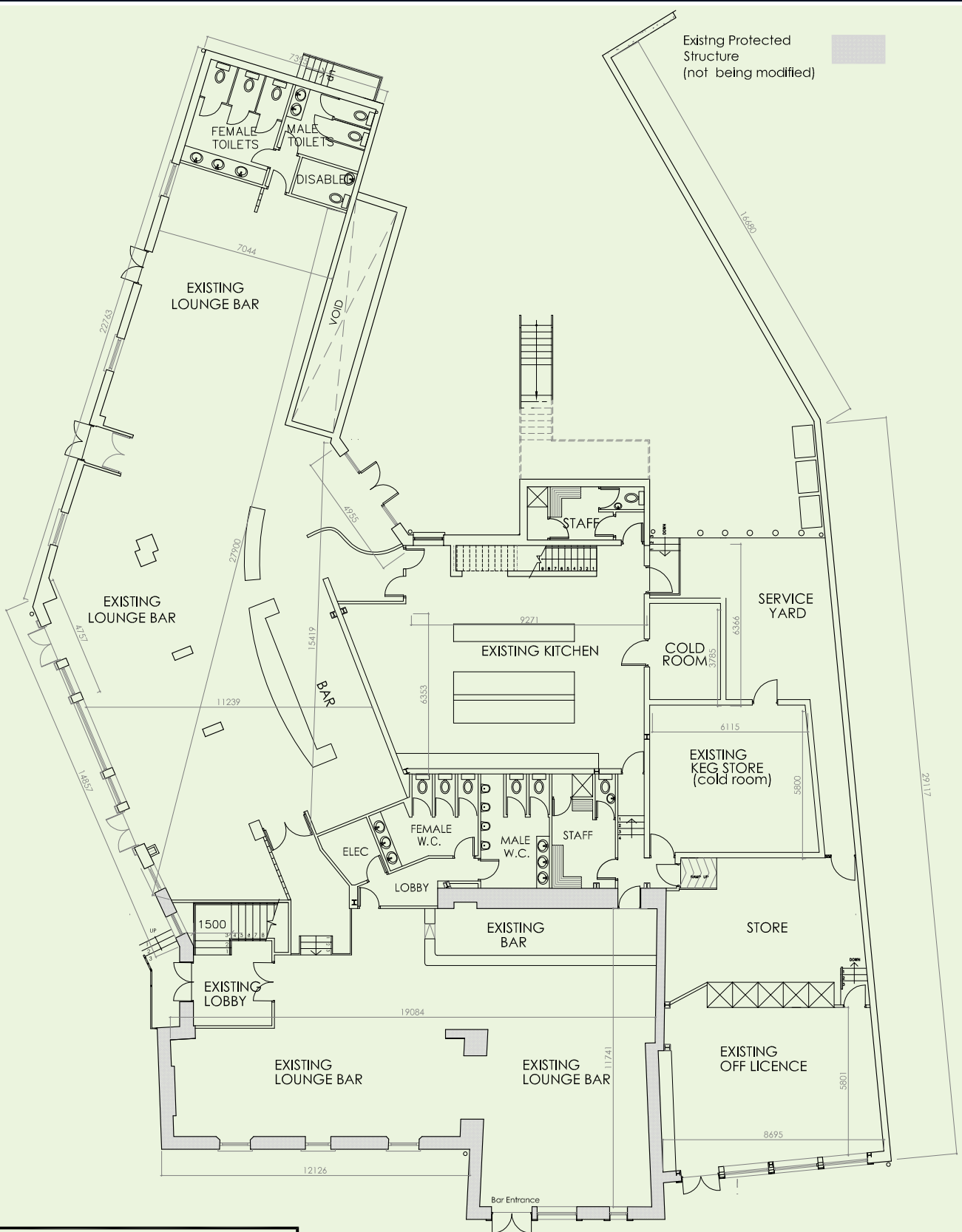




Landmark
Site
in the heart
of Delgany

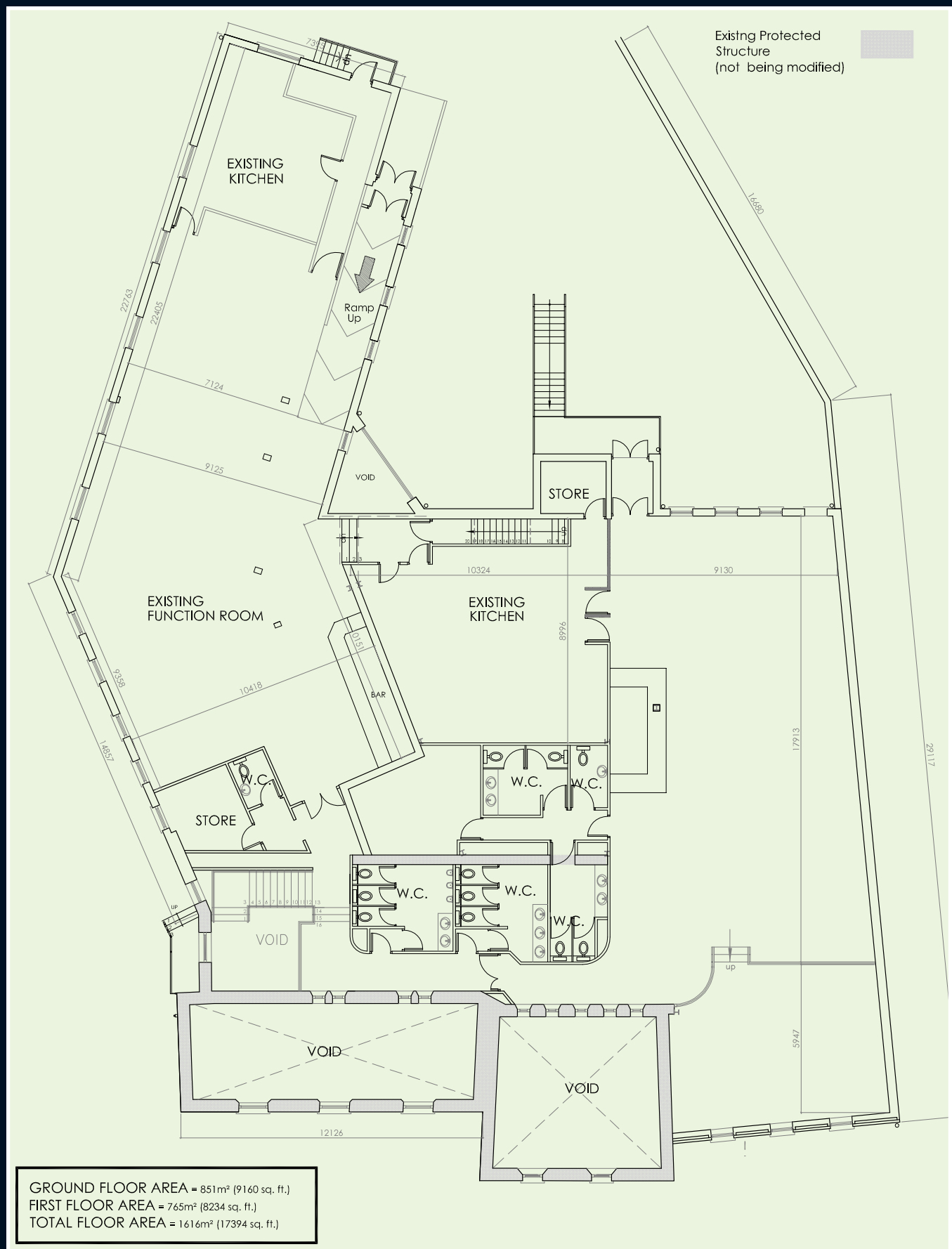


Ground Floor Layout



GROUND FLOOR AREA = 851m² (9160 sq. ft.)
FIRST FLOOR AREA = 765m² (8234 sq. ft.)
TOTAL FLOOR AREA = 1616m² (17394 sq. ft.)

First Floor Layout



Planning Permission Map



Planning Permissions *Included in Pack*

Current Planning Permission for 3 Storey 72 Bed Nursing Home

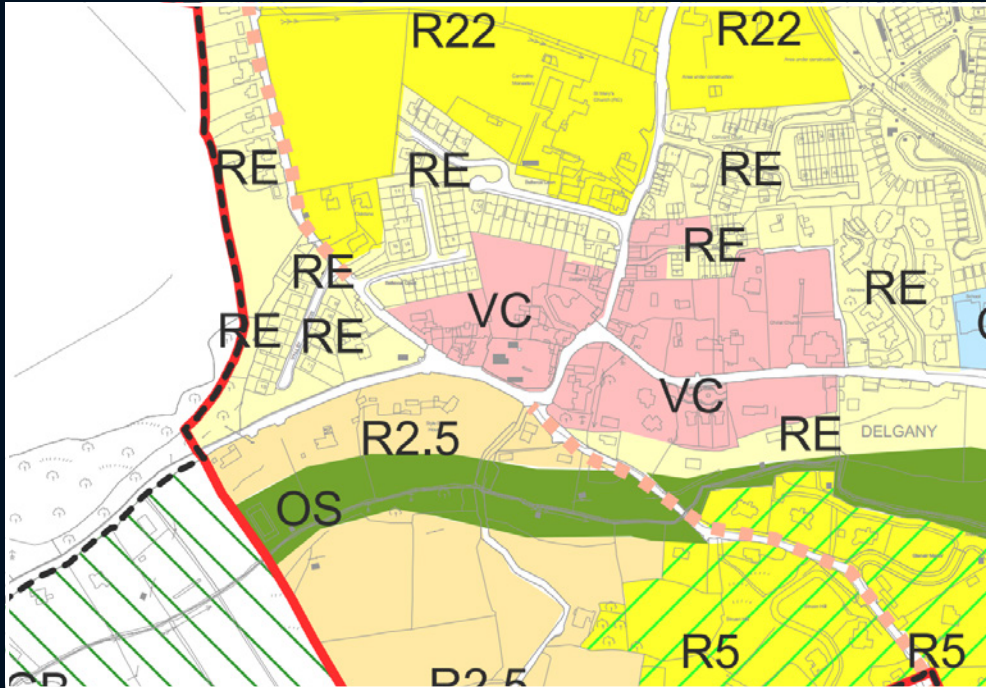
Wicklow County Council Planning Ref 09/1346

Previous Planning for Combined Retail Office Units

Planning Ref 08/1425

Planning File 09/1347

Zoning Map



While retaining its rural feel and community atmosphere Delgany Village is thriving with the opening of the new Delgany Centre, it is home to a restaurant, bakery, market shop, butchers and fish counter which sells local produce and it is drawing lots of visitors and footfall.

TITLE

Freehold

SOLICITORS

Paul O'Brien
Smith O'Brien Hegarty
24 Lower Abbey Street
Dublin 1

01 8746627

info@sobh.ie

SERVICES

Mains Gas, Three Phase Mains
Electricity, Large Generator,
Mains Water.

LICENCE

Full 7 Day Publicans Off and
On Licence

CERTIFIED TURNOVER

Included in Information Pack

RATES

Included in Information Pack

INSURANCES

Included In Information Pack

FIXTURES AND FITTINGS

All Fixtures and Fittings
are included in the sale.
Full inventory of contents
available.

*Viewings Strictly by appointment
with Appointed Agents*

NEGOTIATORS

Gareth Noone
Knight Frank

087 618 2449

01 634 2478



PSRA No 001266

IMPORTANT NOTICE

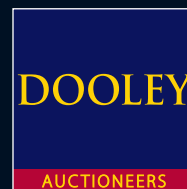
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**NEGOTIATORS**

Gabriel Dooley
Dooley Auctioneers

087 225 8258

01 20 10 300



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