

Commercial



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FOR SALE (by Private Treaty)

**MURPHY'S BAR,
16 – 17 LEINSTER STREET, ATHY,
CO.KILDARE**

Substantial town centre premises comprising bar, lounge, residence, retail unit, townhouse, old dance hall and 4 townhouses on a site area of circa 0.35 acres.



Location:

The property is located on Leinster Street in Athy, Co. Kildare with return frontage onto Meeting Lane. Leinster Street is an extension of Duke Street and the main shopping area of the town. The population of Athy has expanded in recent years, having developed as a commuter town for Dublin, and is located approximately 70 km south east of Dublin, 35 km south of Naas, 25 km east of Portlaoise, and 18 km north of Carlow.

Description:

The property comprises a two storey over ground floor end of terrace building with public house, residential accommodation, retail unit, townhouse, old dance hall, 4 townhouses and a commercial unit on circa 0.1431 hectares (0.35 acres).

Public House:

The public house which trades as ‘Murphy’s’ comprises a bar and lounge area of circa 232.2 sq.m (2,500 sq.ft) with ancillary toilets and a smoking area. The entire is in good condition throughout with separate access to both areas.

▪ **Bar:**

The bar is a traditional design with timber counter and shelving.. There are two separate entrances to the bar off Leinster Street and Meeting Lane.

▪ **Lounge:**

The lounge has its own access off Leinster Street with seating provided and access to the smoking area and toilets. The lounge can cater for private parties.



Bar



Lounge



- *Substantial property in a good location in the centre of Athy town.*
 - *Potential to expand business or develop the entire site.*
- *Property zoned ‘Town centre’ which provides for a range of possible end uses.*
- *Entire property has the potential to produce a considerable rental income if the various residential units were upgraded and rented.*

▪ **Residence:**

The residence extends primarily over two floors. The first floor accommodation comprises kitchen, utility, office, living room, drawing room and on the second floor there are four bedrooms and a bathroom. Overall the accommodation is in reasonable repair but would benefit from modernisation throughout. There are suspended timber floors throughout and uPvc double glazed windows with many of the original fireplaces still in place.

Residential accommodation



Residential accommodation



▪ **Retail shop (Barbers):**

There is a retail shop adjacent to the public house entrance on Leinster Street which is currently occupied by a barber. Access to this unit is part of the lobby which accesses the lounge area. The unit is in good condition throughout and extends to approximately 30.65 sq.m (330 sq.ft).

▪ **Townhouse:**

This comprises a mid terrace 2 bedroom townhouse in need of total renovation throughout. There is access onto Meeting Lane and the entire extends to circa 59.08 sq.m (636 sq.ft) with no private parking or garden / yard space.

Retail shop



Townhouse



Yard area:

To the rear of the main public house premises is a hardcore yard area with its own access off Meeting Lane. The boundaries are clearly identified on the ground. The yard has a number of buildings which are described below.

- **4 townhouses:**

There is a terrace of four townhouses in the yard area each extending to approximately 52.21 sq.m (562 sq.ft). These are all identical in layout and comprise kitchen / living room, bathroom and 2 bedrooms. They have a plastered exterior with slate roof and Upvc double glazing. There is electric storage heating throughout. The four units require some modernisation and have not been occupied for a number of years.

- **Old ballroom:**

There is an old ballroom which was originally used as part of the public house but which was at a later date used by a company called 'Pymah'. The building is presently in very poor repair with a single storey extension to the side. The entire extends to a floor area of 325.16 sq.m (3,500 sq.ft).



- **Workshop:**

There is a workshop to the rear of the yard which is single storey and was used as a display / office area with toilets. The area extends to 113.9 sq.m (1,227 sq.ft). There is access to the town car park at the yard via a series of concrete steps.

- **Garage:**

Single storey garage to side of workshop in need of repair extending to approximately 35.95 sq.m (387 sq.ft).

Rates

We are informed that the rates on the entire building are €6,914.66 with vacancy refunds applicable for the unoccupied portions.

Zoning

The entire is located in the administrative boundary of Athy Town Council and is zoned 'Town centre' in the 2012 – 2018 Athy Development Plan.

BER Certification:

Unit	BER	Number
House on Meeting Lane	G	105346464
17 Leinster Street	D1	800180697
16 Leinster Street	F	800180705
Townhouse 1	F	105346357
Townhouse 2	E2	105346399
Townhouse 3	F	105346449
Townhouse 4	G	105346456
Old Ballroom – Pymah building	G	800180713
Commercial unit – Meeting Lane	G	800185977

Selling attributes:

- Good location in the centre of Athy town with access off Leinster Street and Meeting Lane.
- Substantial property with public house, residential accommodation and yard area.
- Potential to expand business or develop the yard area in the future.
- Property zoned ‘Town centre’ which provides for a range of possible end uses.
- Car park to rear could be developed at some future date which would further improve the profile of the property and its potential redevelopment.
- Possibility of separating the yard area and selling this section leaving the main building unaffected.
- Entire property has the potential to produce a rental income if the various residential units were upgraded and leased.

Title:

Freehold

Services

We understand that the property has mains water and sewage, ESB, telephone and electric storage heating.

License:

Full seven day licence.

Trading figures:

Non available.

Solicitor:

R.A Osborne, Athy, Co.Kildare.

Inventory:

Available on request

Accommodation:

DESCRIPTION	Sq. m.	Sq. ft
Bar / lounge	232.2	2,500
Barber shop	30.65	330
Residential space over bar	185.8	2000
House on meeting lane	59.08	636
Ballroom and extension to side	325.16	3,500
4 x Two bedroom townhouses	52.21 per unit	562 per unit
Workshop	113.9	1,227
Garage	35.95	387
TOTAL	1191.58	12,828

Best and Final Offer date:

To be forwarded to the offices of R.A Osborne, Emily Square, Athy, Co.Kildare on Friday the 13th December 2013 no later than 3pm and clearly marked for the attention of Mr. David Osborne. Full offer form available on request.

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