

"The Stream Inn" Licensed Premises & Investment Property



CALVERSTOWN, KILCULLEN, CO. KILDARE.

R56 RX43.

 (01) 490 3201

 www.jpmdoyle.ie

For Sale by Private Treaty

RESIDENTIAL LICENSED PREMISES & ADJOINING INVESTMENT PROPERTIES

CALVERSTOWN, KILCULLEN, CO. KILDARE, R56 RX43.

FOR SALE IN ONE OR TWO LOTS

LOCATION

"The Stream Inn" is situated in the heart of Calverstown, a quaint village positioned c. 6 Km south of Kilcullen and about 16 km from Athy, Kildare, Naas and Newbridge. Nestled among a rolling landscape, this property is set against the beautiful backdrop of the Irish countryside while remaining within easy commuting distance of Dublin & benefits from accessible connections to nearby towns or the regional motorway network including the M7 and M9 motorways. Calverstown is set in the heart of Kildare's Bloodstock Country with racing widely available at The Curragh, Naas & Punchestown. The Village itself has a significant place in history having been the birthplace of The Gordon Bennett Cup, which started in 1903 c. 2km from Calverstown at the Ballyshannon cross-roads.



DESCRIPTION:

J.P. & M. Doyle are pleased to present to the market a unique opportunity to purchase the extensive & renowned Residential Licensed Premises, "The Stream Inn". With enormous character and a good trading record, "The Stream Inn" boasts considerable potential for development into the food and accommodation sector. There is a substantial adjoining investment property comprising of a convenience store/take away and two self-contained first floor office suites. The Licensed premises and residential accommodation extends to c. 520 Square Metres/ 5,560 Square Feet, with the investment property extending to 348 Square Metres/ 3745 Square Feet, all set on a c. 0.35 Acres with extensive car parking on site.

"The Stream Inn" comprises of a Traditional Bar & Lounge which oozes character & appeal. Both tastefully furnished & cleverly laid out, the bar and lounge are accompanied by a **Games Area & Smart Private Function Room** with a working kitchen. In addition to this, there are **Ladies & Gent W.C's, Extensive Cold & Store Rooms** which are all in excellent condition. The First Floor residence comprises of a substantial home with **Kitchen/ Dining Room, Livingroom, Four Bedrooms, Bathroom** and benefits from high ceilings with many of the original period features intact. Upstairs has separate access.

The Investment property comprises of a **two storey modern building** built in 2004 to a high standard with a ground floor **convenience store** trading as McCann's and **two self-contained offices** on the first floor each with independent access. All three units are let on short and long term leases (Details available on request).

"The Stream Inn" has a unique positioning in the heart of Kildare & has been the focal point for entertainment for many generations enjoying a strong customer base and good turnover.

LICENSED PREMISES & OVERHEAD RESIDENTIAL ACCOMMODATION:

BAR: c.63 Sq. Mt. Cosy traditional bar.

LOUNGE: c. 80 Sq. Mt. Attractive Bar counter fully fitted.

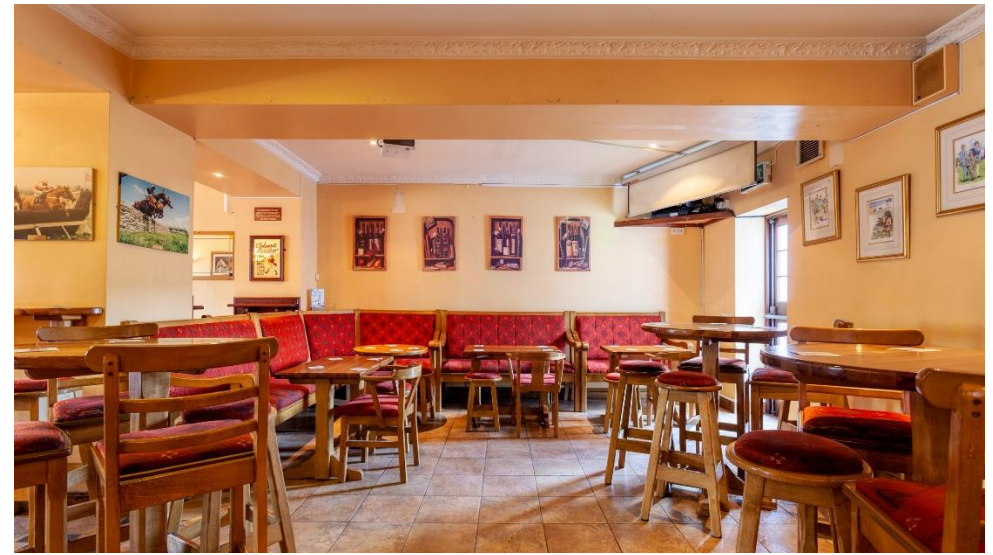
FUNCTION ROOM: c. 50 Sq. Mt.

KITCHEN: c. 9 Sq. Mt. Fully fitted stainless steel units.

GAMES ROOM: c. 28 Sq. Mt.

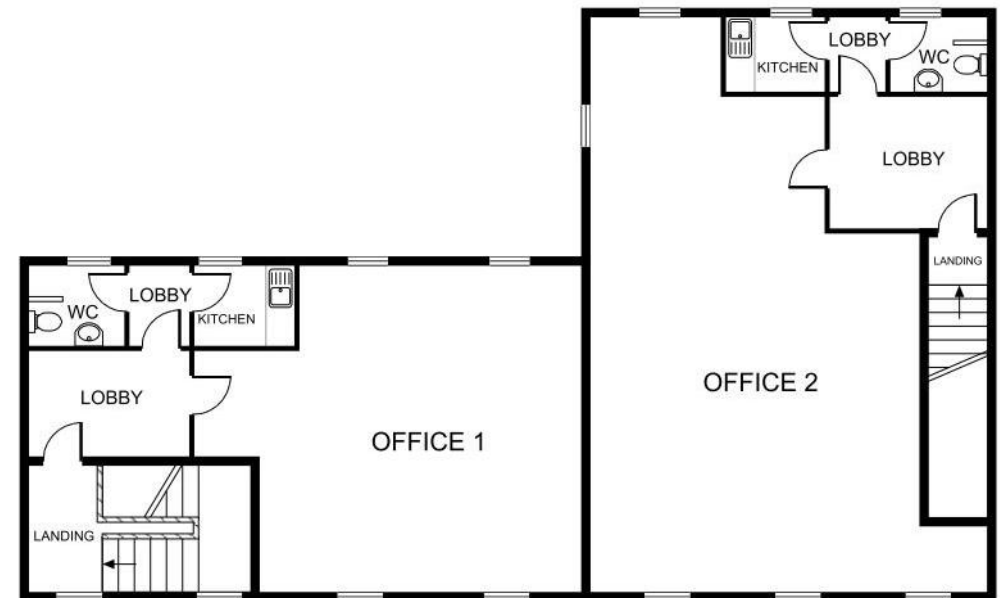
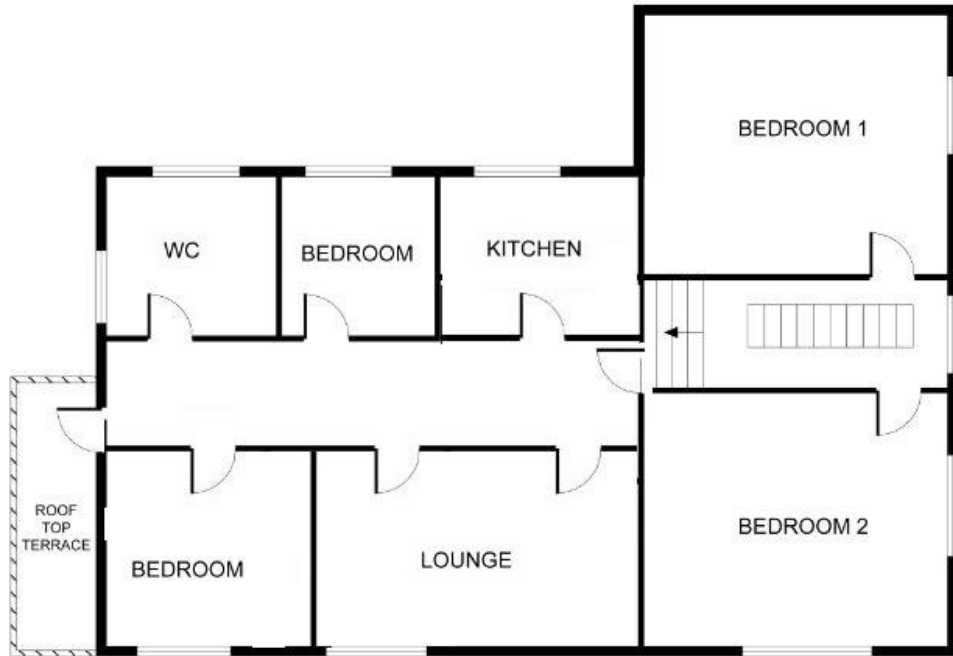
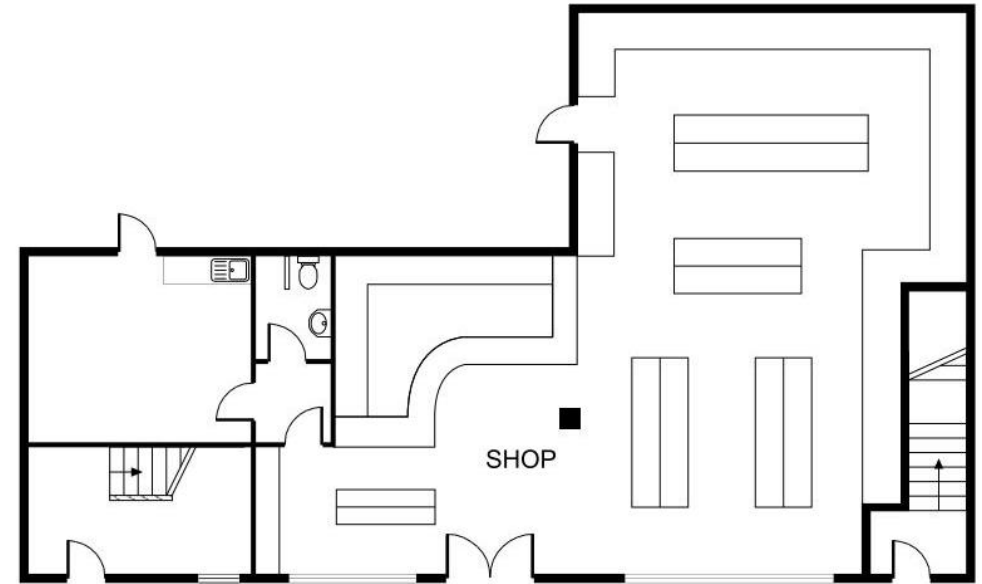
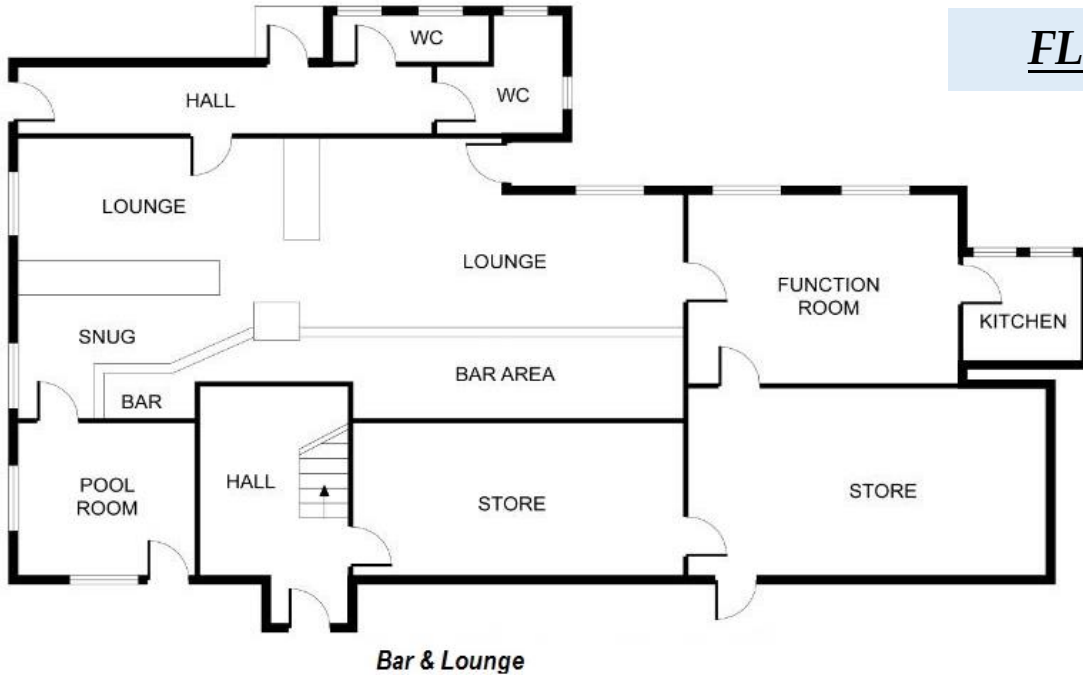
HALL/ LADIES & GENTS WC'S: c. 34 Sq. Mt.

STORE ROOMS/ COLD STORE: c. 57 Sq. Mt.



FLOOR PLANS

(For Identification Purposes Only. Not to Scale.)





THE RESIDENCE:

HALL/ STAIRWELL

LANDING: c. 28.5 Sq. Mt.

KITCHEN/ BREAKFAST ROOM: 36 Sq. Mt. Fully Fitted Modern Units

SITTING ROOM: c. 17.50 Sq. Mt. Period Fireplace.

BATHROOM: c. 12.2 Sq. Mt. Bath, WC, WHB.

BEDROOM 1: c. 14.30 Sq. Mt.

BEDROOM 2 : c. 18 Sq. Mt.

BEDROOM 3: c. 33.75 Sq. Mt.

BEDROOM 4: c. 27 Sq. Mt.



OUTSIDE:

Enclosed Beer Garden, Smoking Area & Extensive Car Parking

THE INVESTMENT PROPERTY:

GROUND FLOOR

CONVENIENCE STORE: c. 154 Sq. Mt. comprising of Modern Shop, Stores and Toilets in excellent condition let on a 20 year lease from November 2009.

FIRST FLOOR

OFFICE 1: c. 75 Sq. Mt. Comprising of Two Rooms, Kitchen & Bathroom currently rented on a short term lease.

OFFICE 2: c. 95 Sq. Mt comprising of Three Rooms, Kitchen & Bathroom currently rented on a short term lease.



VIEWING: By Appointment Only PRICE ON APPLICATION



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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