

Lisney

COMMERCIAL REAL ESTATE

# PETERS PUB

MAIN STREET • DUNSHAUGHLIN • CO. MEATH

LICENSED PREMISES

FOR SALE BY PRIVATE TREATY



# PETERS PUB

FOR SALE BY PRIVATE TREATY

*"Excellent opportunity to acquire a substantial and well-appointed Town Centre Licensed Premises extending to approx. 670 m2, pivotally located on Dunshaughlin's main street, capable of sustaining high volumes of trade and affording excellent future business development potential within a rapidly expanding commuter town."*

## Prime Town Centre Location

Prominent frontage on Dunshaughlin's Main Street in the heart of the town centre.

## Substantial Licensed Premises

Multi-bar venue with public bar, lounge, first floor function space, outdoor beer garden and Island Bar.

## Large Beer Garden

Impressive enclosed outdoor entertainment space /Beer garden with self-contained bar facility and ample seating.

## Strong Growth Catchment

Dunshaughlin's population has grown 65% since 2016 with large swathes major residential development continuing.

# LOCATION

Peters Pub occupies a prime location on Dunshaughlin's Main Street in the heart of the town centre. The premises is situated on the western side of the street, positioned amongst a mix of complementary retailing and commercial concerns.

Dunshaughlin is a thriving and rapidly expanding commuter town located along the M3 Motorway, approximately 28km northwest of Dublin City Centre. The town has experienced significant growth in recent years — according to the 2022 census, Dunshaughlin had a population of 6,644 persons, representing a 65% increase since 2016.

Dunshaughlin's strategic location on the M3 motorway provides excellent transport links to Dublin and other regional towns. The town is well-served by public transport, with regular bus services to Dublin city centre and a nearby M3 Parkway train station offering rail connections.

Neighbouring residential concerns are predominantly located to the rear of the property at its western boundary with established developments comprising a mix of family homes. More recent residential development immediately to the rear further reinforces the property's captive catchment.

**28km** from Dublin City Centre

**6,644** Population (2022 Census)

**65%** Population growth since 2016

**M3** Motorway access



# THE PROPERTY

The subject property comprises an extensive detached two storey building enjoying prominent frontage onto Main Street, complemented by excellent two storey extensions and sizeable enclosed beer garden to the rear with further external bar area and single storage unit.

The property is well laid out in a contemporary style lounge bar and dining accommodation to ground floor level, complemented by catering kitchen and service facilities. The ground floor trading area enjoys a quality fit-out that has been well maintained.

Externally to the rear is an enclosed beer garden / alfresco accommodation with self-contained bar facility ('The Island Bar'), together with a series of single storey stores and a covered smoking / seating pavilion.

First Floor accommodation comprises a function lounge with capacity for approximately 150 to 250 patrons depending on layout, together with patron toilet facilities.

Excellent opportunity to convert the overhead accommodation into residential use (B&B), subject to the necessary planning requirements.



<b>Title:</b>	Freehold	<b>Licence:</b>	Publicans Licence (7-Day Ordinary)
<b>Services:</b>	Full Mains Services	<b>BER:</b>	E1

# FIRST FLOOR

PETERS PUB • DUNSHAUGHLIN



# ACCOMMODATION



The entire extends to approx. **670 m2** current layout is summarised as follows:

## GROUND FLOOR

- Entrance
- Public Bar
- Lounge
- Stores
- Cold Room
- Ladies & Gents Toilets
- Kitchen

## FIRST FLOOR

- Function Lounge (c.150–250 capacity)
- Kitchen
- Stores
- Ladies & Gents Toilets

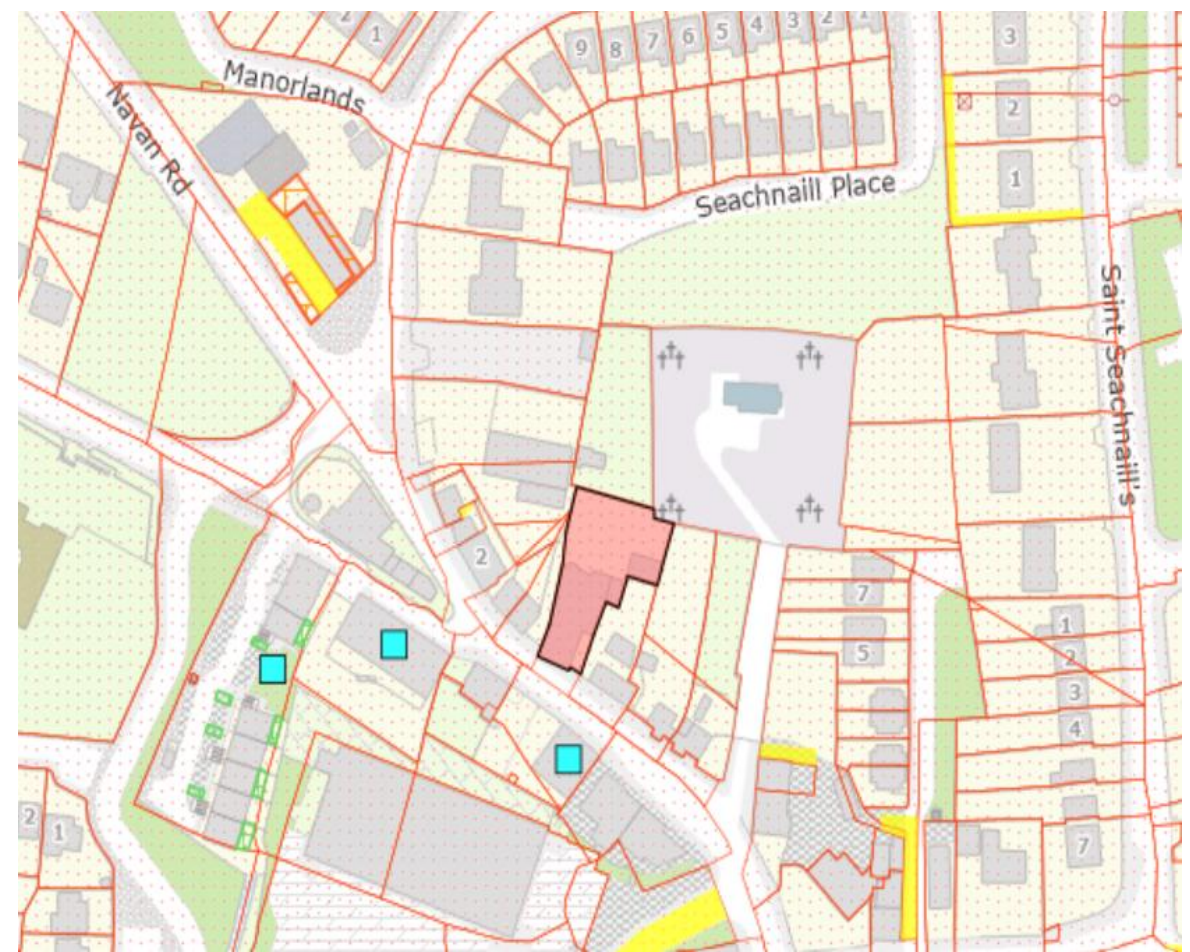
## OUTSIDE

- Beer Garden
- Island Bar
- Covered Seating / Smoking Area
- Storage Units

## COMMERCIAL RATES

Rateable Valuation:	<b>€28,800.00</b>
Rate Multiplier (ARV):	<b>0.2132</b>
Rates Bill 2025:	<b>€6,140.16</b>

# SITE MAP



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## AGENTS

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## SOLICITORS

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## ACCOUNTANTS

FLD Chartered Accountants • Newbridge House, Navan, Meath • Tel: 046 903 3700 • [info@fld.ie](mailto:info@fld.ie)

Viewing strictly by prior appointment with the Sole Agents Lisney CRE.

Full Inventory available by request from the Sole Agents Lisney CRE.