

FOR SALE BY PRIVATE TREATY



THE RIVERSIDE

Main Street, Celbridge, Co Kildare W23 TW98



Long Established Licensed Premises Prominently Situated in the heart of Celbridge.

KEY BENEFITS



Situated within a rapidly developing residential area



Prominent trading position in the town



Convenient to Dublin city centre



Bar, lounge and rear smoking area with first floor lounge



Long-established licensed premises with established turnover



Addition income from large car park



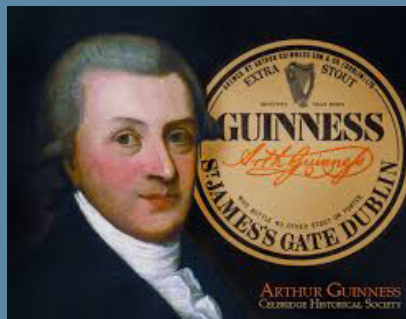
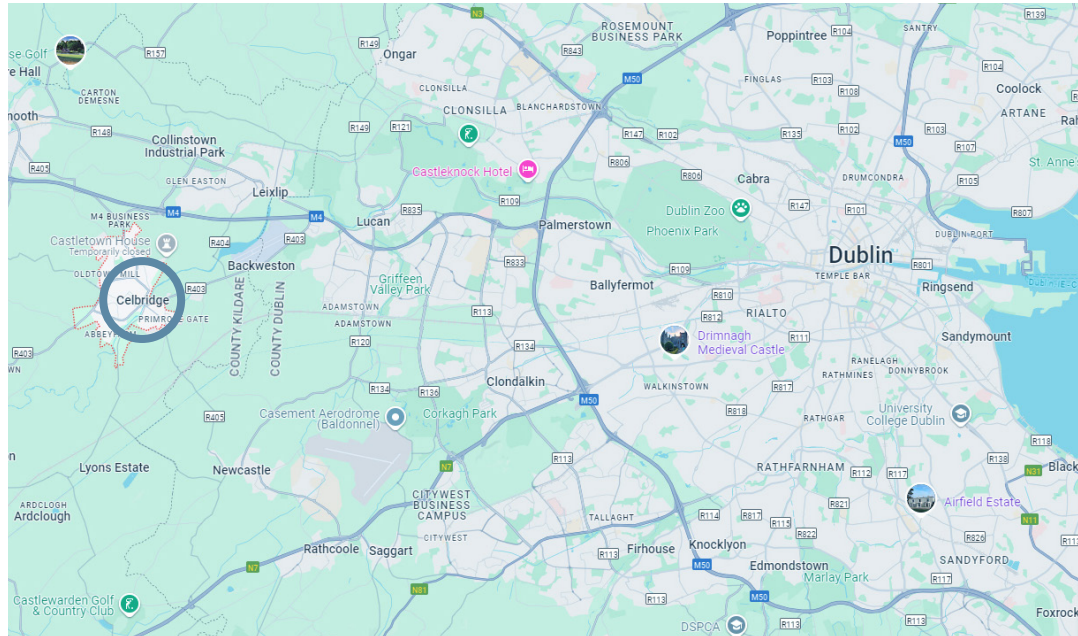
Tremendous opportunity to acquire high volume food and drink business

LOCATION

The Riverside licensed premises occupies a prominent trading location, overlooking the bridge and the River Liffey, in the heart of Celbridge Co Kildare. Celbridge is a charming Liffeside village located c.23 kms from Dublin city centre. Because of its excellent road infrastructure (just off M4 motorway), Celbridge has become a much sought after residential area and forms part of the Liffey Valley Conservation area which also includes the nearby towns of Leixlip (c.7kms away), Maynooth (c.7kms) and Lucan (c.10kms). Leixlip is home to Intel and Hewlett-Packard while Maynooth is a student town and home to Maynooth University.

Celbridge is also home to Castletown House and Demesne, a magnificent Georgian palace and a key visitor attraction within the Ireland's Ancient East tourist trail. In addition, Arthur Guinness, founder of the famous Guinness Brewery is believed to have been born in Celbridge in 1725. Celbridge is steeped in history and is an Architectural Conservation Area.

The surrounding area has seen vast swathes of land developed for residential houses with the result that the town now a local population in excess of 20,000 people.



DESCRIPTION

The Riverside licensed premises is a large two storey licensed premises which is presented in excellent decorative order throughout. The accommodation briefly comprises a compact public bar, extensive lounge bar fitted out in a stylish and comfortable fashion with a smoking terrace to the rear. In addition, there is a large catering kitchen, customer toilets and ample keg and storage areas. On the first floor there is another lounge bar / seating area with views to the ground floor. Outside, to the rear and accessed via an archway from the street, there is a large car park with parking for c.65 cars.

The property occupies a total site area of c.0.3ha / 0.75ac and is zoned Town Centre (TC) under the Celbridge Local Area Plan 2017 – 2023 and the Kildare County Development Plan 2023 - 2029.



AREA	SQ M
Ground Floor	375
Bar, Lounge Bar, Catering Kitchen, Toilets, Smoking area, Stores	
First Floor	245
Lounge, Customer Toilets, Stores	
TOTAL	623



THE BUSINESS

The Riverside licensed premises is a popular and extensive licensed premises situated in the heart of Celbridge with an established level of drink and food turnover. The sale of The Riverside now offers the discerning purchaser the opportunity to acquire a licensed premises with considerable drink and food turnover and the scope to further exploit the trading potential in line with the continued growth of the town.



LICENCE

Full 7-day Publican Licence.
Restaurant Certificate.

FIXTURES, FITTINGS & EQUIPMENT

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

BER

BER Rating: 

BER Number: 800246985

Energy Performance Indicator kWh/m²/yr 1.3:
1,255.87



SERVICES

All mains services are available to the property.

TUPE

The Riverside is offered for sale as a going concern and the purchaser will be required to comply with current TUPE legislation on employee transfer.



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.



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