

Superbly appointed and renowned Licensed Premises with  
valuable 2 apartments overhead

# THE CARRAIG KILLINCARRIG | DELGANY CO. WICKLOW



**For Sale by Private Treaty as a Going Concern**

On the instructions of the Doherty family who are retiring from the trade having successfully operated from these premises since 1998.

- Well-appointed licensed premises within the sought after Delgany / Greystones district
- Easily managed beverage only business with excellent business growth potential
- Expansive Beer Garden / Al Fresco areas
- Valuable overhead apartments





## Location

The Carrig is located in the village of Killincarraig between Greystones and Delgany in north county Wicklow. The Village lies at the crossroads of the R762 which connects to the N11 road at the glen of The Downs and the R761 roads which connects Bray and Greystones.

Killincarraig has been steadily built up over the past 40 years and now essentially forms part of the continuous urban areas of Greystones and Delgany and is approximately 25km south of Dublin city centre by road, 8 km to Bray and 1.5 km from the main street of Greystones town centre.

The district is well serviced by public transport including roads and main line rail / light rail (DART) at Greystones (approx. 2km away).

The combined population of Killincarraig, Delgany and Greystones is 22,009 persons per the 2022 Census and is the home to national primary and secondary schools.

The combined district enjoys a host of amenities natural including The Dublin and Wicklow mountains to the west and the Sea to the east, sporting facilities include Greystones RFC, Greystones FC, Greystones LTC Delgany, Delgany golf club, complemented by a host of water activities.

## The Property

The Carrig comprises a prominent semi detached two storey licensed premises featuring a classic timber frontage at ground floor level and a smooth rendered exterior, complemented by a pitched tile roof to the main structure and a single storey extension to the rear.

Currently trading licensed premises, the ground floor includes a traditional style Public Bar and Lounge Bar, kitchen facilities, toilet accommodation, and stores. The property includes a well laid out beer garden positioned to the rear and side of the premises. The space is arranged over split levels with defined pathways and planting beds throughout. Multiple seating areas are provided, including picnic style benches and timber outdoor seating. A covered section with fixed seating and overhead heaters offers an all weather area suitable for year round use.

The first floor provides separate residential accommodation comprising a one-bedroom apartment and a three-bedroom apartment.





# The Opportunity

The Carraig represents an opportunity to acquire a superbly appointed and renowned licensed premises located within an affluent area with a large established populous that is witnessing significant residential growth amongst the already established populous affording the new operator strong future business development potential together with the valuable overhead residential accommodation.

## Title

Freehold.

## Licence

Publicans Licence (7-Day Ordinary)

## Commercial Rates

Rateable Valuation: €37,800

Rate Multiplier (ARV): 0.2240

Rates Bill 2026: €8,467.20

## Solicitor

Mr. Maurice O' Callaghan

Messrs OCS Legal

F15 The Pottery, Bakers Point,

Pottery Road, Dún Laoghaire, Co. Dublin

Email: maurice@ocslegal.ie

Tel: 01-280 3399

## Accountant

Mr. Michael Doyle

Messrs Cronin & Co.

1 Terenure Place Dublin 6W

Email: Michael.doyle@croninco.ie

Tel: 01-490 1670

# Accommodation

DESCRIPTION	SQM
<b>Licensed Premises</b>	<b>196</b>
<b>Ground Floor</b>	
Lounge Bar	
Snug	
Ladies Toilets	
Gents Toilets	
Kitchen & Kitchen Prep Room	
<b>Public Bar</b>	
Ladies Toilets	
Gents Toilets	
Office & Dry Goods Store	
Yard Cold Stores & General Stores	46
<b>Apartments</b>	<b>169</b>
<b>First Floor</b>	
Apartment 1   1 x 1 Bedroom	
Apartment 2   1 x 3 Bedroom	
<b>TOTAL</b>	<b>411</b>

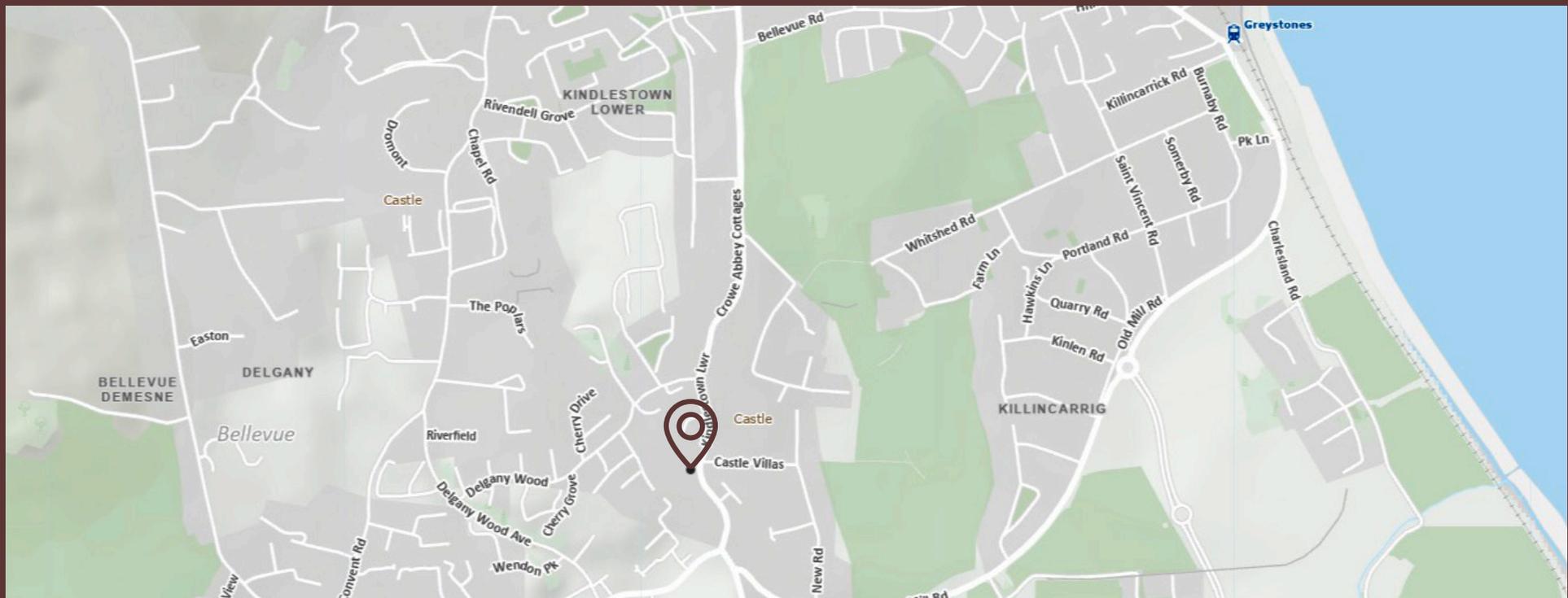
<b>Outside</b>	
Enclosed Rear Yard with gated delivery access	
Landscaped Beer Garden	

## BER Details

Pub	
Apartment 1	
Apartment 2	



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## Selling Agents

Strictly by prior appointment only with the Sole Selling Agents Lisney Commercial Real Estate.  
Inventory of Furniture & Effects included in the sale available upon request.

**Tony Morrissey**  
+353 1 638 2700  
tmorrissey@lisney.com

**Shane Markey**  
+353 1 638 2700  
smarkey@lisney.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

**Lisney**  
COMMERCIAL REAL ESTATE