

FOR SALE BY PRIVATE TREATY AS A GOING CONCERN

**The Beachcomber,
179 Howth Road, Killester, Dublin 3, D03 R892**

UNIQUE AND EXCELLENT OPPORTUNITY TO ACQUIRE A LANDMARK LICENSED PREMISES WITH
SUPERB FRONTAGE TO THE HOWTH ROAD IN THE HEART OF KILLESTER VILLAGE

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ABOUT THE PROPERTY

The Beachcomber is a very well regarded north suburban licensed premises currently operated on conservative lines by the Duignan family, who have traded here since 1963, but still enjoys a voluminous annual turnover.

Tremendous potential to develop a volume food business on the property to complement the existing business or indeed offer an opportunity to a third party to create a self-contained restaurant on the first floor which would augment the existing trade.

Located within the vast residential populated areas of Killester, Clontarf and Raheny with the benefit off street parking and Al fresco seating area to the front.





LOCATION

The Beachcomber comprises of prominent and high-profile two-story, triple-front commercial premises situated in the heart of the village of Killester.

Internally, the premises (which extends to approximately 650 sqm), have been well maintained throughout and enjoys a spacious lounge bar which is well serviced by a Central fully fit and equipped feature bar fixture and ample ladies and gentlemen's service facilities bolstered by the requisite storage accommodation.

The above accommodation is complemented by a self-contained first floor lounge/restaurant area with its own ladies and gent's toilet accommodation and a fully fitted equipped modern kitchen.



The Beachcomber

ACCOMMODATION SCHEDULE

DESCRIPTION	APPROX SQM
Ground Floor	332.3
Lounge Bar	
Kitchen	
Ladies toilets 4 wcs, 3 wbs/vanity	
Gent's toilets 3 stalls urinal, 2 wcs, wb	
Storage accommodation including cold room	
Separate rear toilet block with ladies & gent's toilets	
Small spirit store	5.30
First Floor	319.1
Lounge / Restaurant	284.7
Fully fitted and equipped kitchen	34.4
Food cold room	
Ladies Toilets 2 wbs, 2 wcs	
Gents Toilets 2 wcs, 2 wbs, 6 urinals	
Outside	
Enclosed service yard	
Porta cabin on steel frame	
To Front	
Al fresco seating area	
Off -street car parking	
TOTAL	651.4





The Beachcomber



Freehold

Publicans Licence



EPI: 854.81 kWh/m²/yr.

Rateable Valuation: €140,700

Rate Multiplier (ARV): 0.289

Rates Bill 2026: €40,662.30

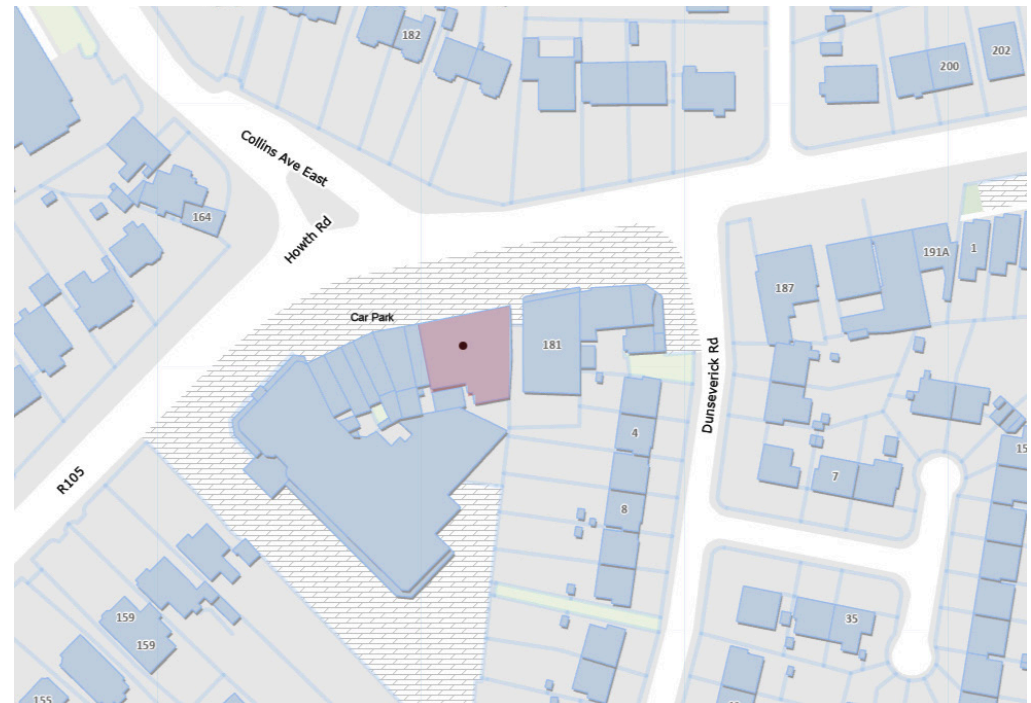
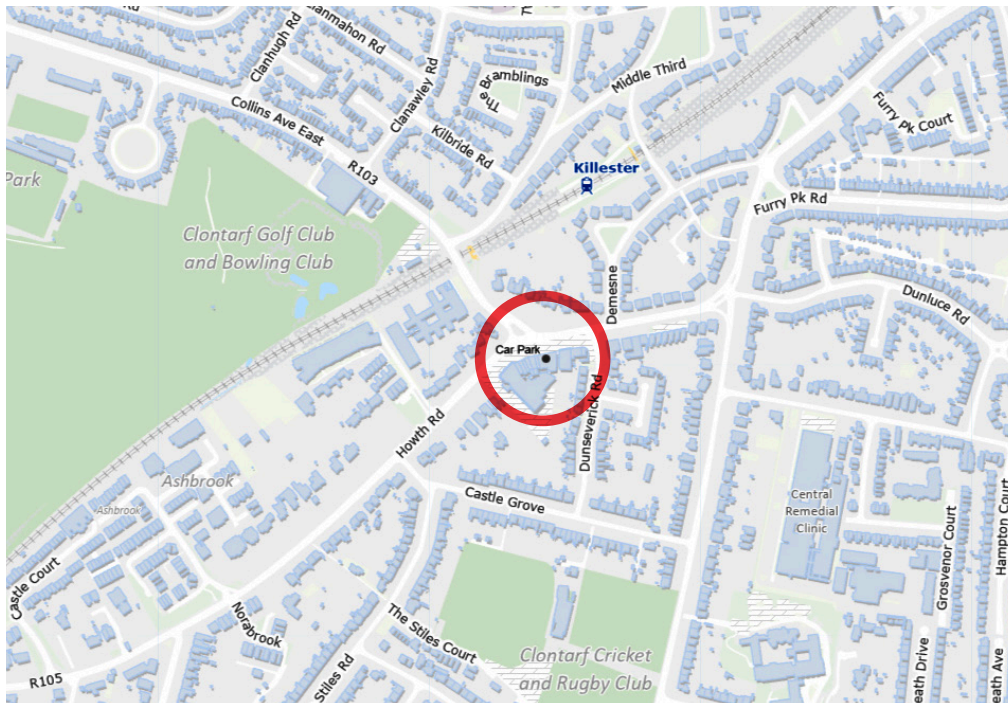
Messrs Garland McDonald & Co.,

Chartered Accountants,

181 Howth Road,

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All viewings are strictly by prior appointment only with the Sole Selling Agents.
Inventory of Furniture & Effects to be included in the Sale available upon request.

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.

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