

Lisney
COMMERCIAL REAL ESTATE

HARRIGAN'S

Main Street, Newbridge, Co. Kildare

FOR SALE BY PRIVATE TREATY

BER C2

lisney.com

FOR SALE BY PRIVATE TREATY

> *"Opportunity to acquire a Town Centre Lock-Up Licensed Premises with excellent business development potential fitted to a high standard contemporary style requiring no immediate capital expenditure."*

OPPORTUNITY HIGHLIGHTS

- **High-quality contemporary fit-out presented in excellent condition throughout**
- **Excellent rebranding opportunity**
- **Fully fitted modern catering kitchen**
- **Clear potential to establish a quality food & beverage business derived from the densely populated residential surroundings**

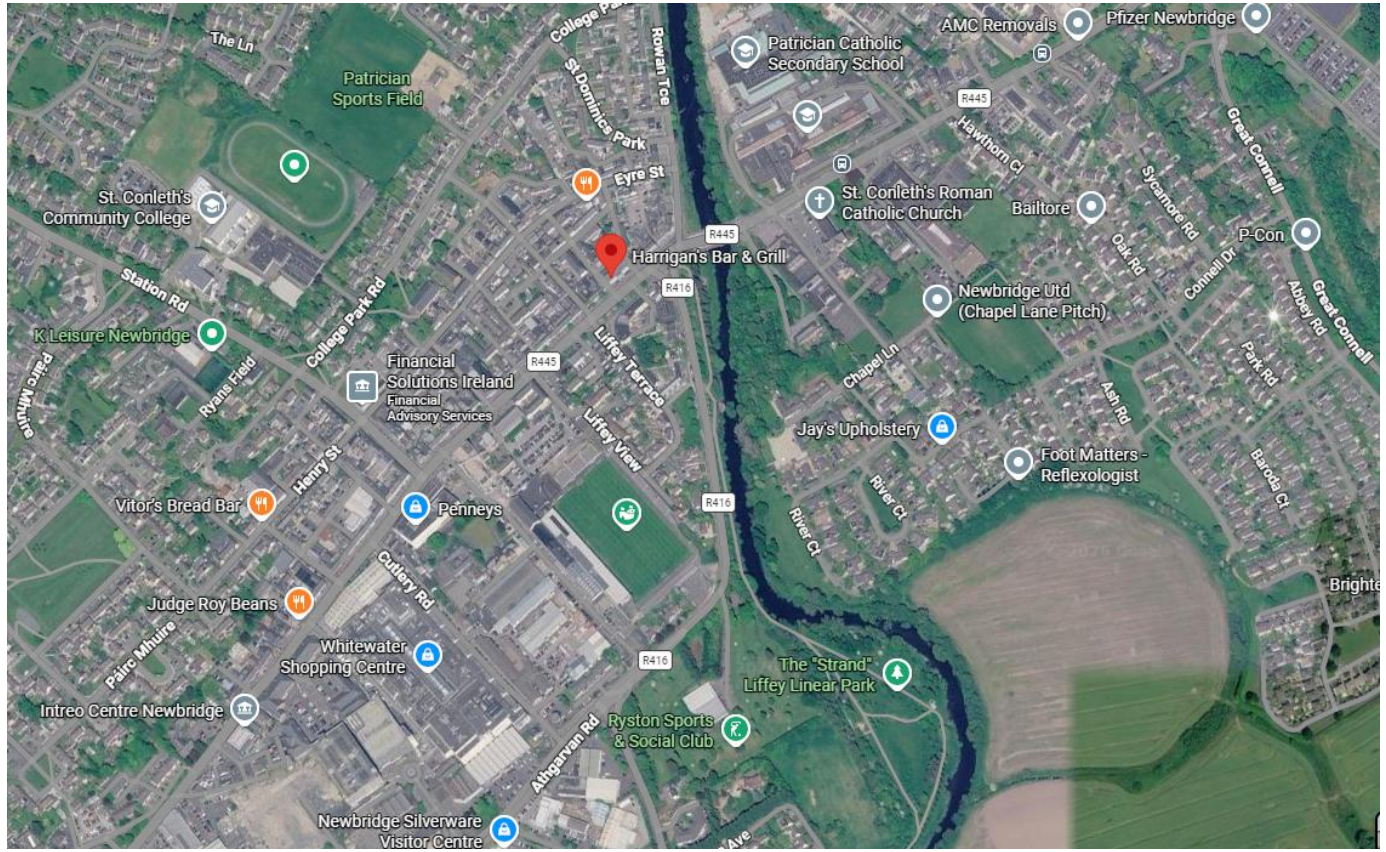
LOCATION

Harrigan's occupies a prime trading position on Main Street opposite the Arts Centre, Library and St. Conleth's GAA Park.

Newbridge in an important and established commercial town located approximately 48 km from Dublin accessed via the M7 Motorway; 10 km from Kildare, 11km from Naas, 39 km from Celbridge & 38km from Maynooth, all of which are important commuter towns surrounding Dublin City and County. The town is the largest in County Kildare enjoying a population in excess of 22,747 per the 2016 Census and is regarded as the commercial capital of Kildare enjoying excellent transport links including Mainline and Commuter Rail services, Public and Private Bus networks and excellent road infrastructure.

The immediate surrounding occupiers comprise a complimentary mix of retail, office, business, banking, and hospitality concerns with both Penney's and the White Water shopping centre located adjacent.

Newbridge enjoys a high volume of residential occupiers principally positioned to the south and west of the town all within easy walking distance of the commercial core.



3.8km

from The Curragh Racecourse

Population 24,366

(2022 Census / Ireland's 16th largest town)

7.14%

Population growth since 2016

M7 & M9

Motorway access (Dublin 42kms, Portlaoise 44kms & Kilkenny 84kms)

DESCRIPTION

Harrigan's Licensed Premises comprise part of the ground floor and part of the basement of a modern mid-terraced hotel development that extends to part two storey and part three storey over basement which trades as the Eyre Powell Hotel.

The property enjoys a feature traditional timber shop-front surround incorporating plate glass inserts to ground floor level with smooth rendering to the remainder of the front elevation.

The property is fitted out internally to a premier standard and laid out as a traditional style lounge bar at ground floor level extending to c.396 sq.m / c.4,264 sq ft.

The basement comprises Cold Room and Stores together with a fully fitted modern catering Kitchen and toilet accommodation.

The premises are utilised as a Lock-up 7-day Licensed Premises.



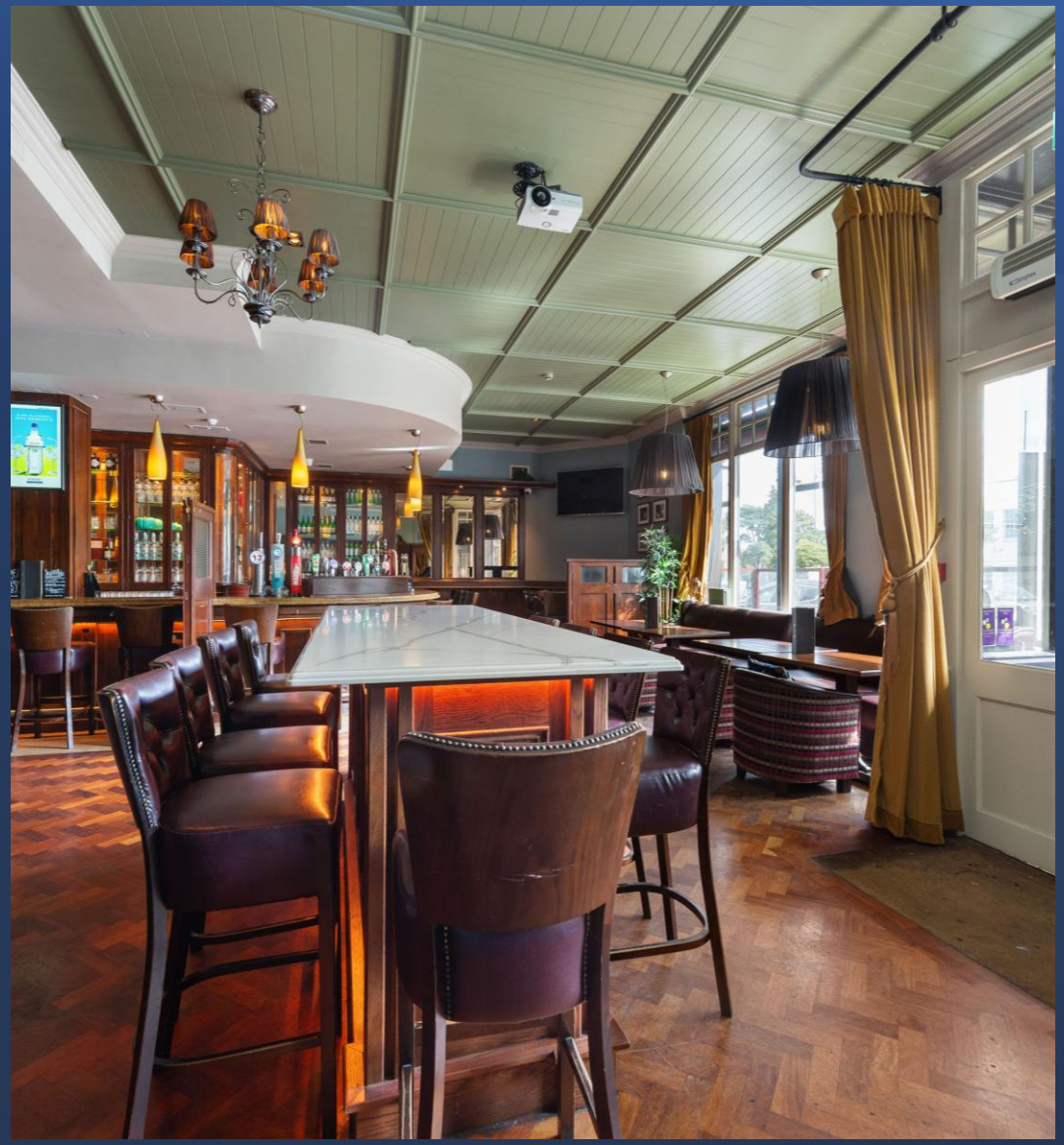
ACCOMMODATION



The current layout is summarised as follows:

GROUND FLOOR	**267.10 sqm**
Lounge Bar	
BASEMENT	**166.15 sqm**
Ladies & Gents Toilets	
Kitchen	
Cold Room & Stores	
TOTAL	**433.25 sqm**












Panda Inn
Chinese & Thai Take Away & Delivery
HARRIGAN'S
Estd. 1885
EDWARD HARRIGAN & SONS
BAR & GRIL

HARRIGAN'S Est. 1885

Main Street, Newbridge, Co. Kildare

Rory Browne

Licensed & Leisure

+353 1 638 2700

rbrowne@lisney.com

AGENTS

Tony Morrissey

Licensed & Leisure

+353 1 638 2700

tmorrissey@lisney.com

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

Full inventory available by request.