

Lisney

COMMERCIAL REAL ESTATE

BALL ALLEY HOUSE

LEIXLIP ROAD • LUCAN • CO. DUBLIN • K78 X5A0

FOR SALE BY PRIVATE TREATY AS A GOING CONCERN

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“Excellent opportunity to acquire a highly regarded and well known suburban licensed premises with a quality trading reputation, situated in one of West Dublin’s most established and rapidly expanding commuter suburbs.”

On the instructions of the Barrett & Teague family, who have successfully traded from these premises since the 1930's and are now retiring from the licensed trade.

OPPORTUNITY HIGHLIGHTS

Beverage-Only Model

A beverage-only business model that is easily transferrable to an incoming operator.

Strong Trading Performance

Consistently high volumes of trade with an improving gross margin.

Ample Car Parking with Planning for Residential

Enclosed tarmacadam car park to the rear with designated parking for 58 cars. This rear site also enjoys planning (ACP-323495-25) for the development of one detached 4-Bed and 2 semi-detached 3 bed Houses.

Traditional, Well-Maintained Fitout

A traditional fitout throughout that has been well maintained, with minimal capex requirements.

Food Development Opportunity

A clear opportunity for an incoming purchaser to integrate a food operation into the core business, providing significant scope to enhance overall revenues and profitability.

Ball Alley House is situated on the Leixlip Road approximately 400 metres west of the centre of Lucan Village, within close proximity to Weston Airport, Hermitage Golf Club, Luttrellstown Castle Resort, St. Catherine's Park and Lucan House & Gardens.

Lucan is a well-established West Dublin suburb located approximately 12km from Dublin City and accessed via the N4 National Primary Route – the principal arterial route connecting the City Centre with the West Dublin and East Kildare suburbs of Chapelizod, Palmerstown, Leixlip and Maynooth, and also the M4 Dublin to Galway / Sligo Motorway.

The Lucan district has, over the past two decades, witnessed extensive commercial and residential development and now enjoys a resident population of 57,550 per the 2022 Census, representing an increase of 16.2% on the 2016 Census.

Lucan is well serviced by public transport, with a number of frequent bus routes connecting the village to the City Centre. The M50 Orbital Motorway is also located only c.6km to the east of the village, providing important transport links to the north and south of the country.

The immediate surrounding area is a densely populated, well-established residential district.



12km

from Dublin City Centre

57,550

Population (2022 Census)

16.2%

Population growth since 2016

N4 / M50

Motorway access

The property comprises a detached, original two-storey structure of traditional masonry construction fronting onto the Leixlip Road, complemented by rear extensions of double and single-storey modern concrete block construction. The two-storey sections are under “A” pitched slate roof coverings, with the single-storey section under a flat roof covering.

The property enjoys the benefit of vehicular access from the Leixlip Road at its eastern boundary, leading to an enclosed tarmacadam car park to the rear with designated parking for 58 cars.

Internally, the property is laid out with Lounge Bar and Public Bar areas together with patron toilet facilities and stores to ground level. Cold Room and general stores are located to basement level which is serviced by a goods lift from the rear of the property. The first floor comprises a former residence laid out in a series of four rooms presently utilized as storage and office use together with ladies and gents toilets and a large rear studio which combined are ideally suited for conversion (SPP) to hospitality use.

The licensed premises trading areas enjoy a high-quality traditional fitout throughout and have been exceptionally well maintained attracting only modest annual remedial costs.



Sale Type:

Private Treaty (Going Concern)

Car Parking:

58 spaces

Vendor:

Barrett & Teague Family

BER:

Exempt



The current layout is summarised as follows:

GROUND FLOOR

355.0 sqm

Public Bar

Lounge Bar

Ladies & Gents Toilets

Bar Stores

FIRST FLOOR

150.0 sqm

Former Residence - 4 Rooms (Office & Stores)

Ladies & Gents Toilets

Rear Studio

Extensive Eaves Storage

BASEMENT

42.0 sqm

Cold Room & Stores

TOTAL

547.0 sqm







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

Full inventory available by request.

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