

# FOR SALE BY PRIVATE TREATY (AVAILABLE IN LOTS)

ON THE INSTRUCTION OF MR. TOM KAVANAGH RECEIVER, TABMAZ PARTNERSHIP (IN RECEIVERSHIP)

## FORMERLY THE FOXHUNTER PUBLIC HOUSE, COMMERCIAL PREMISES AND SITE, BALLYDOWD, LUCAN, CO. DUBLIN



- Extensive Commercial Buildings circa. 1,255 sq.m on a regular shaped site of 1.29 ha.
- Profile position with approximately 130 meters frontage to the M4 (Dublin/Galway Road).
- Formerly The Foxhunter Public House
- Zoned Objective A *“To protect and/or improve residential amenity”*.
- Expired planning permission for residential development on rear portion of site.
- Suitable for a wide variety of uses, subject to planning permission.

 **KELLY WALSH**  
property advisors & agents

SALES AGENTS



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Kelly Walsh 15 Herbert Street, Dublin 2

[www.kellywalsh.ie](http://www.kellywalsh.ie)



## LOCATION

Formerly The Foxhunter Public House, the property comprises a commercial building extending to approximately 1,255 sq.m on a regular shaped site of 1.29 ha.

The site commands a high profile position, with approximately 130 meters frontage to the M4 (Dublin/Galway Road).

The site is directly opposite The Hermitage Golf Club on the south side of the M4. The M50 Motorway and Liffey Valley Shopping Centre are situated to the east.



## DESCRIPTION

Generally speaking the asset comprises two distinct elements being the existing commercial premises on a 0.80 ha site, providing for car parking and vehicular access fronting the M4 and secondly a green area located to the rear of the site comprising 0.49 ha.

The property is bordered by the M4 to the north, Texaco petrol filling station to the east and residential units to the south and west.

## ACCOMMODATION

The original accommodation schedule and approximate size of the existing premises is outlined in the table below:

GROUND FLOOR	SQ M	OUTSIDE
Lobby Entrance	10.6	Beer Garden/Patio Area
Main Lounge Bar	210.3	Goods Delivery Yard
Snug Bar	24.6	Car Parking c. 140 cars
Sandwich Kitchen	19.0	
Managers Office	4.8	
Off-Licence	63.3	
Cellar	23.0	
<b>TAYLOR QUIGLEY'S</b>		
Bar Area	100.6	
Ladies & Gents Toilets	27.0	
Mezzanine	35.3	
Cellar	44.3	
<b>MODERN LOUNGE BAR</b>		
Lobby Entrance	7.6	
Lounge/Carvery	267.7	
Ladies & Gents & Disabled Toilets	38.5	
Catering Kitchen	62.8	
Function Room	140.1	
Ladies & Gents Toilets	13.4	
Bottle Store/Cold Room	76.5	
Store	5.3	
Staff Changing	14.0	
<b>SUB TOTAL</b>	<b>1,188.7</b>	
<b>FIRST FLOOR</b>		
Office	28.4	
Office	15.6	
Office	14.1	
Bathroom	8.0	
<b>TOTAL</b>	<b>1,254.8</b>	



## TOWN PLANNING

The asset falls under the administrative control of South Dublin County Council. It is zoned Objective A ***“To protect and/or improve residential amenity”*** under the South Dublin County Council Development Plan 2010 to 2016.

The uses that are ‘Permitted in Principle’ are Residential, Retirement Home, Nursing Home, Open Space, Public Services and Traveller Accommodation. Uses that are ‘Open for Consideration’ include Shop-Neighbourhood, Restaurant, Public House, Office Based Industry, Garden Centre, Education, Health Centre and Car Park to name a few.

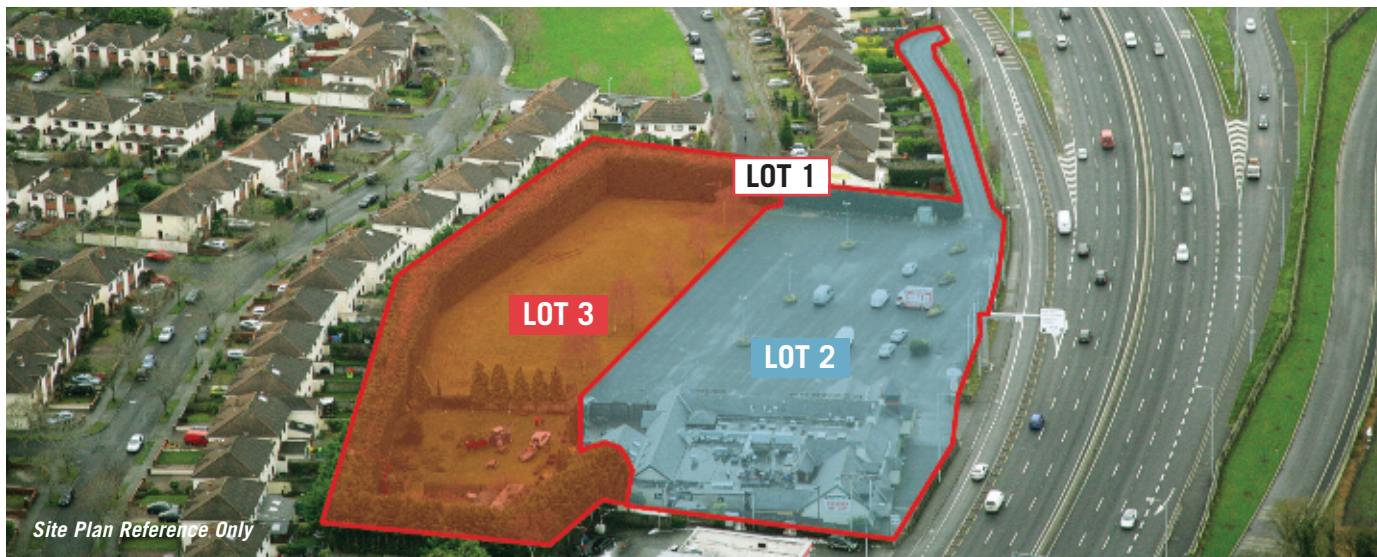
An Bord Pleanála Granted Permission in June 2006, subject to conditions, for new residential units on a portion of the site to the rear extending to 0.49 ha. This planning permission has now expired.

The proposed development was for 14 dwellings arranged in two blocks comprising 2 two bedroom townhouses, 3 three bedroom townhouses, 1 four bedroom terraced house, 6 four bedroom semi-detached houses and 2 five bedroom semi-detached houses together with 26 car parking spaces.

It should be noted that access for this proposed development was through the adjoining residential development of Hermitage Green and Hermitage Park.



Private Access to Lucan Ramp off M4



## METHOD OF SALE

The property is being sold by Private Treaty on the instruction of Mr. Tom Kavanagh Receiver, Tabmaz Partnership (In Receivership). Offers for the following Lots will be considered:

**LOT 1 - THE ENTIRE**

**LOT 2 - THE EXISTING COMMERCIAL BUILDINGS ON A SITE OF CIRCA. 0.80 HA**

**LOT 3 - THE UNDEVELOPED PORTION OF THE SITE COMPRISING CIRCA. 0.49 HA**

## BER DETAILS

The Building Energy Rating for this dwelling is a "E2"  
BER Number: 800241051  
Energy Performance Indicator: 300.66 kgCO<sub>2</sub>/m<sup>2</sup>/yr

## SERVICES

All mains services are available and connected to the property.

## VIEWING

Strictly by prior appointment with the selling agent.

## SALES AGENT

For more information and to arrange viewings please contact **Jeremy Kelly** at Kelly Walsh or by visiting [www.kellywalsh.ie](http://www.kellywalsh.ie).

**PSRA Licence No: 002885**



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