

Mulligans of Sandymount, 88 Sandymount Road

Sandymount, D04 H3A4



**QUINN
AGNEW**



FOR SALE

4,370 SQ FT
(405.99 SQ M)

PRICE ON APPLICATION

Popular Licensed Bar &
Restaurant Premises

Superb Location in the

heart of Sandymount Village

- Mulligans of Sandymount Bar & Restaurant
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- Presents in Turn-Key Condition
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- Fitted Out in Traditional but Modern Style
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- Full 7-Day Publican's Licence. Street Licence for Outdoor Seating Area
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Summary

Available Size	4,370 sq ft / 405.99 sq m
Price	Price on application
Rates Payable	€19,099 per annum
Service Charge	N/A
BER	E1 (800380172)

Description

Mulligans of Sandymount is a licensed restaurant established in 2006 with a classic yet modern interior design.

The accommodation includes a ground-floor lounge bar and restaurant with terrazzo flooring, walnut bar and back bar, and glazed snug space.

To the rear is a little patio space, and a catering kitchen which is fully equipped, and customer bathrooms.

The basement provides enough storage for kegs and bottles, as well as additional facilities.

Outside, at the front of the property is a licensed on-street dining space for around 40 people.

The overall area is approximately 406 square meters (4,370 square feet) and is in great shape throughout.

The property holds exclusive rights to the walls above the pub and the ground and first floor walls to the side of the building for the purposes of signage and marketing.

Location

Mulligans of Sandymount is conveniently located in the popular village of Sandymount, Dublin 4. The property is located on a terrace of local stores and businesses, with direct access to the main road through the village.

The premises is close to Aviva Stadium, a popular venue for international rugby, football and music events. Mulligans is a favourite stop for those travelling to and from Aviva Stadium on big match and concert days. The property is conveniently positioned near the RDS Showgrounds in Ballsbridge.

Sandymount, located in Dublin's centre, is a popular residential area with premium boutiques, artisan stores, and restaurants. Sandymount Strand has stunning views of Dublin Bay, including Howth to the north and Dun Laoghaire to the south. It is a popular destination for beachfront walkers.

Sandymount is near high-end residential areas like Ballsbridge and Donnybrook, as well as the Grand Canal Dock office and residential neighbourhood, which is home to numerous major IT businesses and international law firms are located.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Bar & Restaurant	2,955	274.53
Basement	Keg Room & Storage	1,415	131.46
Total		4,370	405.99

Licenses

Full 7-Day Publican's Licence. Street Licence for Outdoor Seating Area.

Website

Full Details on www.mulligansd4.com

Viewings

Viewings are by Appointment Only - Please contact Quinn Agnew.



Manus Agnew

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