

## **John P.Younge Auctioneers Limited,**

Auctioneers & Chartered Valuation Surveyors.  
35, Lower Pembroke Street, Dublin 2. Ireland.

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**Well Known South Suburban Licensed Landmark**

### **O'SHEA'S, CLONSKEAGH HOUSE, CLONSKEAGH, DUBLIN 14.**

**FOR SALE BY PUBLIC AUCTION ON Wednesday 22<sup>nd</sup> April at 3 p.m.**

**At S.C.S.I. Headquarters, 38 Merrion Square East. Dublin 2.**



**On the instructions of Joint Statutory Receivers,**

**George Maloney & Stephen Scott of Baker Tilly Ryan Glennon**

**O'SHEA'S CLONSKEAGH HOUSE, CLONSKEAGH ROAD, DUBLIN 14.**



<b>ACCOMMODATION:-</b>	<b>SQ.FT.</b>	<b>M2.</b>
<b>Split-level Lounge Bar; Ladies, Gents &amp; Disabled Toilets. Entrance Vestibule from Carpark.</b>	<b>1,825</b>	<b>109.55</b>
<b>Main Entrance Lobby;</b>	<b>127</b>	<b>11.80</b>

**SERVICES:** Mains Public Services are laid on to the building.

**TITLE:** The Main Building is Freehold.

**VIEWING:** Strictly by appointment with the selling Agents.

**Price:** On application to the selling Agents.

Public Bar;	830	77.11
Ladies & Gents Toilets.		
UPPER FLOOR:-		
Kitchen;	411	38.21
Prep Area;	264	24.54
Office;	171	11.80
Wine Store		
Staff Cloakroom		
OUTSIDE:		
Beer Store;	384	35.72
Coldroom;	212	19.71
Car Park (Part held from Dublin City Council)		

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The property is situated at the River Dodder Bridge, Clonskeagh, in the midst of a prosperous South Dublin Suburb, close to number of Office & Business Parks and to U.C.D. Campus at Belfield, as well as the major Sporting Venues of the R.D.S. Complex, The Aviva Stadium and Donnybrook, all within walking distance.

**ZONING:** Under the Local Authority Development Plan 2011- 2017 the Premises

Are zoned Z3; District Neighbour Centre. "To provide for & improve Neighbourhood facilities"

**Solicitors:** Beauchamps. Riverside Two, Sir John Rogerson's Quay, Dublin 2.

Tel. 01-4180600. Fax.01-4180699. Email: [securemail@beauchamps.ie](mailto:securemail@beauchamps.ie)

## JOHN P. YOUNGE AUCTIONEERS LTD

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