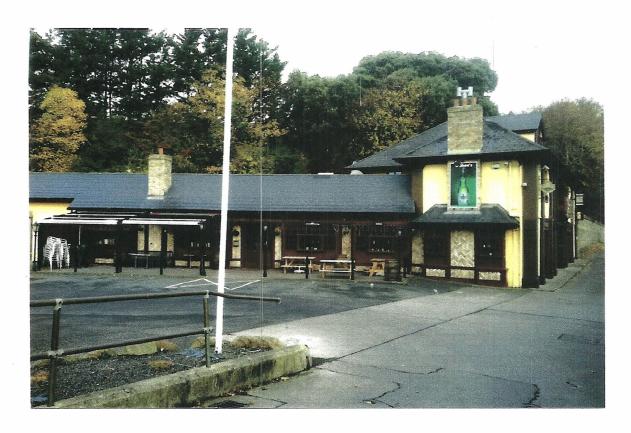
John P. Younge Auctioneers Limited,

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

Well Known South Suburban Licensed Landmark

O'SHEA'S, CLONSKEAGH HOUSE, CLONSKEAGH,

DUBLIN 14.



FOR SALE BY PRIVATE TREATY

ZONING: Under Local Authority Development Plan 2011 – 2017 The Premises; Zoned Z3; District Neighbourhood Centre. "To provide for & improve neighbourhood facilities".

Adjoining Plot; Z9; Amenity/Open Space/Lands/Green Network.

"To preserve, provide & improve recreational amenity & open space"

JOHN P. YOUNGE AUCTIONEERS LTD

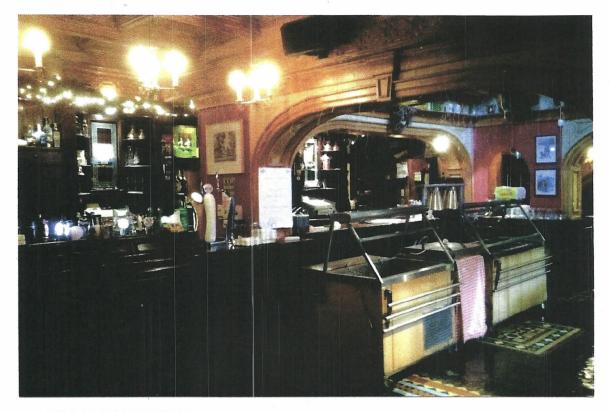
35 Lr Pembroke Street, Dublin 2

Tel: 01-661 8428 Fax: 01-676 5719 Website: www.jpyounge.ie E-mail: jpyounge@eircom.net





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



ACCOMMODATION:-	SQ.FT.	M2.
Split-level Lounge Bar;	1,825	109.55
Ladies, Gents & Disabled Toilets.		
Entrance Vestibule from Carpark.	*	
Main Entrance Lobby;	127	11.80
Public Bar;	830	77.11
Ladies & Gents Toilets.	<u>.</u>	
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
	dest also dise	1.7.71

Car Park (held under licence from Dublin City Council).

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.

