

John P. Young 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"

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



ACCOMMODATION:-	SQ.FT.	M2.
Split-level Lounge Bar; Ladies, Gents & Disabled Toilets. Entrance Vestibule from Carpark.	1,825	109.55
Main Entrance Lobby;	127	11.80
Public Bar; Ladies & Gents Toilets.	830	77.11
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 (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.

