

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 LandsfGreen Network.
"To preserve, provide & improve recreational amenity & open space"

JOHN P. YOUNGE AUCTIONEERS LTD

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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. Main Entrance Lobby;	1,825	109.55
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 (Part held from Dublin City Council)		

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35 LR. PEMBROKE STREET, DUBLIN 2.

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.



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