



Thomas Fletcher

COMMERCIAL HOUSE, NAAS TOWN CENTRE, CO. KILDARE

A Renowned & Iconic
Town Centre Licensed Premises

FOR SALE BY PUBLIC AUCTION

Tuesday 16th July 2019 @ 3pm

In Lawlor's Hotel, Naas
(Unless previously sold)

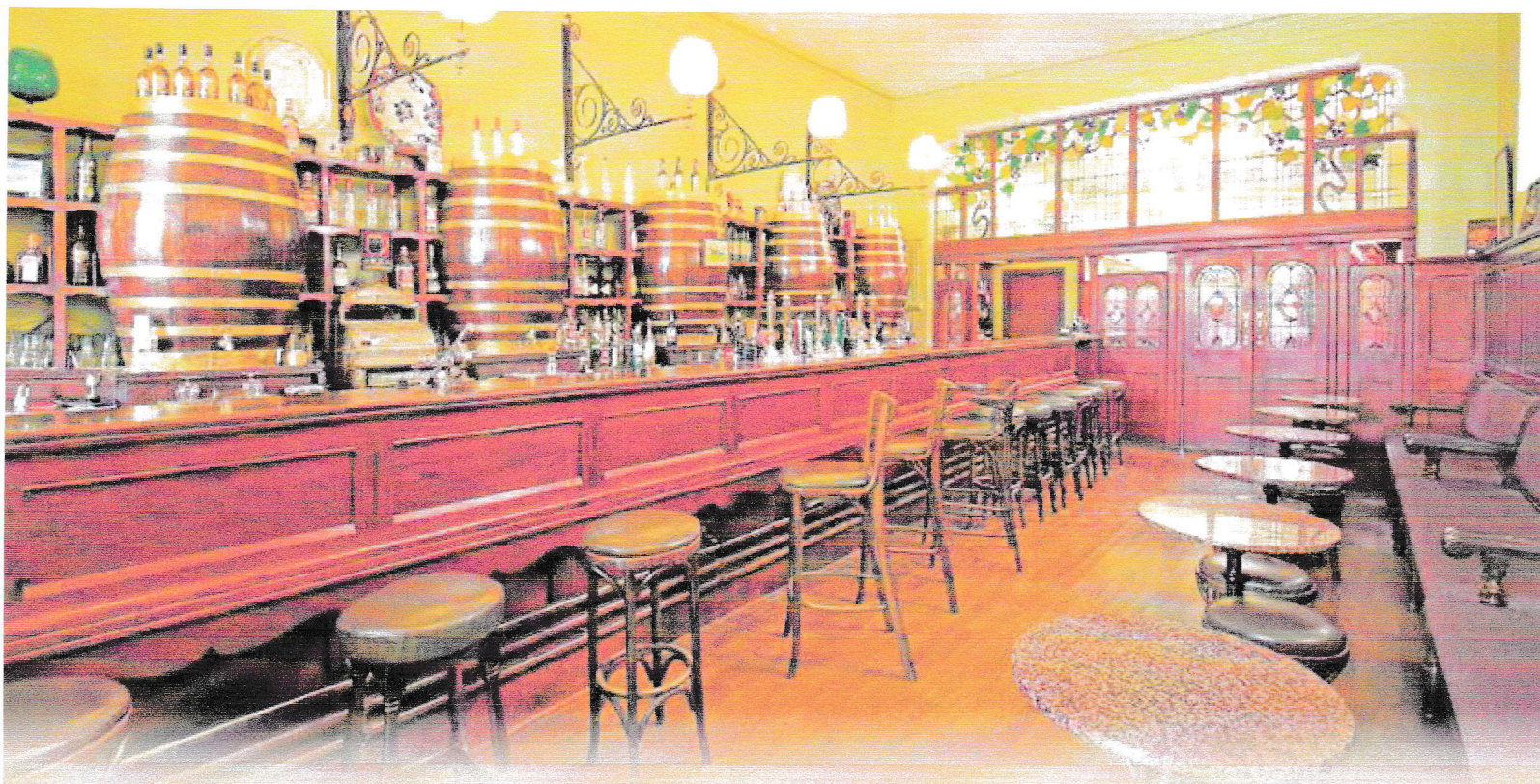
JORDAN 

Tel: (045) 433 550



JOHN P. YOUNGE
AUCTIONEER AND VALUATION SURVEYOR

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Opportunity to acquire a famous landmark licensed premises with overhead two storey accommodation with it's own independent access ideally suitable for further expansion or a number of other uses (STP) in a prime location in the rapidly expanding town of Naas, very close to the new Dunnes Stores Outlet which is due to open shortly, Lawlor's Hotel, the Post Office and Shopping Mall. This property is on the market for the first time in nearly 90 years.

Location

Thomas Fletcher Commercial House occupies a prominent and highly visible location on North Main Street, in the commercial heart of Naas Town Centre, located close to Poplar Square, a popular and strong entertainment trading environment area in Naas.

Naas is the county town and principle service centre for the wider hinterland. Naas has experienced significant commercial & residential development in the recent past, influenced by its proximity to the M7 Motorway and Dublin City. The town, which has a population in excess 20,000, is the administrative capital of the county accommodating vital services with major local employers including Kildare County Council, Kerry Group, HSE, Green Isle Foods and AIB.

Description

Thomas Fletcher Commercial House comprises a terraced four bay three storey landmark building providing licensed premises on the ground floor and living accommodation overhead and is ideally suited for same or for office/restaurant use or potential expansion of the licensed premises, the entire extending to c.457.98 sq.m (4,930 sq.ft.). The building has been extensively renovated a number of times over the last number of decades in c. 1920, c. 1950 and c. 1970 to a high original standard with whiskey and sherry casks, tea caddies and spice drawers which originate from when the property acted as a licensed premises &



The well appointed and tastefully furnished accommodation includes an old style bar, snug and lounge, ladies and gents toilets which oozes with character and is in very good condition together with cold room, various stores, garage and lofted area to the rear which would be suitable for further expansion. The first and second floors both with returns mainly provides residential accommodation currently but would also be suitable for office or restaurant use (stp). The first and second floors have independent access separate to the licensed premises. Access to the rear stores and lofted area is provided via an archway which currently provides an external seating and smoking area. There is a garden located to the rear of the property which is accessed via the lofted storage space.

The property is a protected structure under the Naas Town Development Plan 2011-2017. It is also listed in the National Inventory of Architectural Heritage (NIAH).

Accommodation

Ground Floor: 152.88 sq.m. (1,645 sq.ft.)

- Main entrance
- Hallway to accommodation upstairs
- Bar
- Lounge
- Snug
- Ladies Toilets
- Gents Toilets
- Staff Toilet

Ground Floor Rear: 68.82 sq.m. (741 sq.ft.)

- Hallway
- Cold Room
- Keg Store
- Various Stores
- Garage

Lofted Storage: 71.80 sq.m. (773 sq.ft.)

- Storage Rooms (x3)

First Floor: 54.74sq.m. (589 sq.ft.)

- Landing
- Reception Room
- Kitchen
- Dining Room

First Floor Return: 19.52 (210 sq.ft.)

- Bedroom

Second Floor: 67.32 sq.m. (725 sq.ft.)

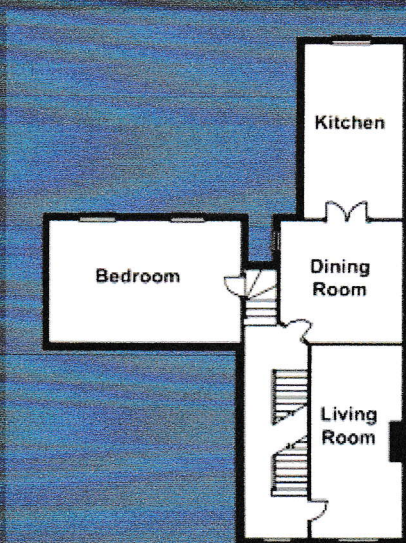
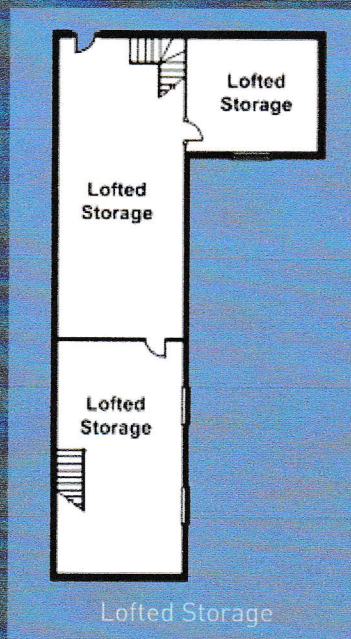
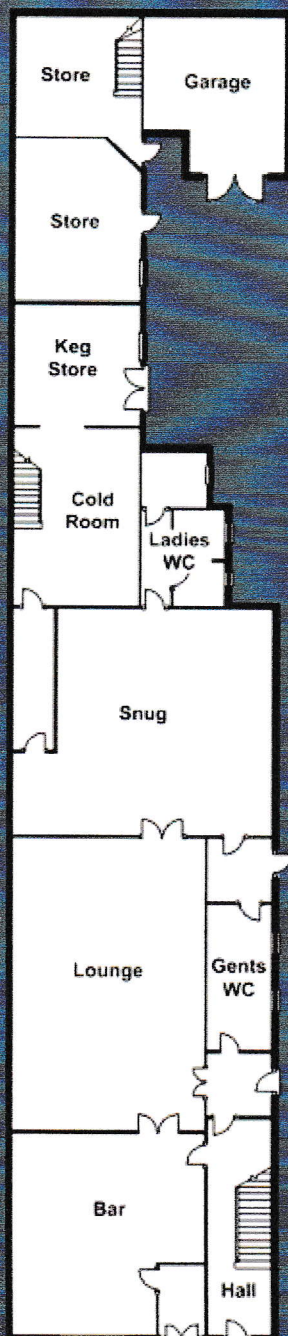
- Landing
- Bedroom (x3)
- Family Bathroom

Second Floor Return: 22.90 (246 sq.ft.)

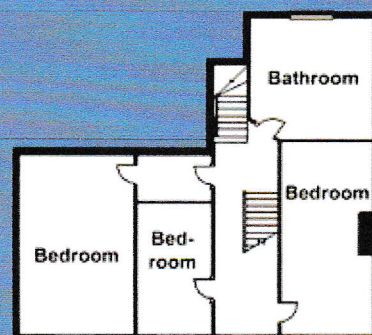
- Hallway
- Bathroom
- W.C
- Bedroom

Outside:

- Garden
- Rear Yard



Second Floor Return





SERVICES:

Main services, gas fired central heating, CCTV, alarm system, phone.

ZONING:

The property is zoned "Town Centre" under the Naas Town Development Plan 2011 – 2017 which is defined "To provide for the development and improvement of appropriate town centre uses including retail, residential, commercial and civic uses."

The Naas Local Area Plan 2019 – 2023 is currently up for review and is currently being drafted with Kildare County Council.

TITLE:

Freehold

LICENCE:

- Full Seven Day Licence

SOLICITOR:

Wilkinson & Price, 53 South Main Street, Naas, Co. Kildare, W91 V504 – Ref: Cairbre Finan Senior

AUCTION DETAILS:

Tuesday 16th July 2019 @ 3pm
in Lawlor's Hotel, Poplar Square, Naas, Co. Kildare.
(Unless previously sold)

VIEWING:

Strictly by prior appointment with the Joint Selling Agents.

**FULL INVENTORY OF FIXTURES
& FITTINGS AVAILABLE**



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