



JOHN P. YOUNGE

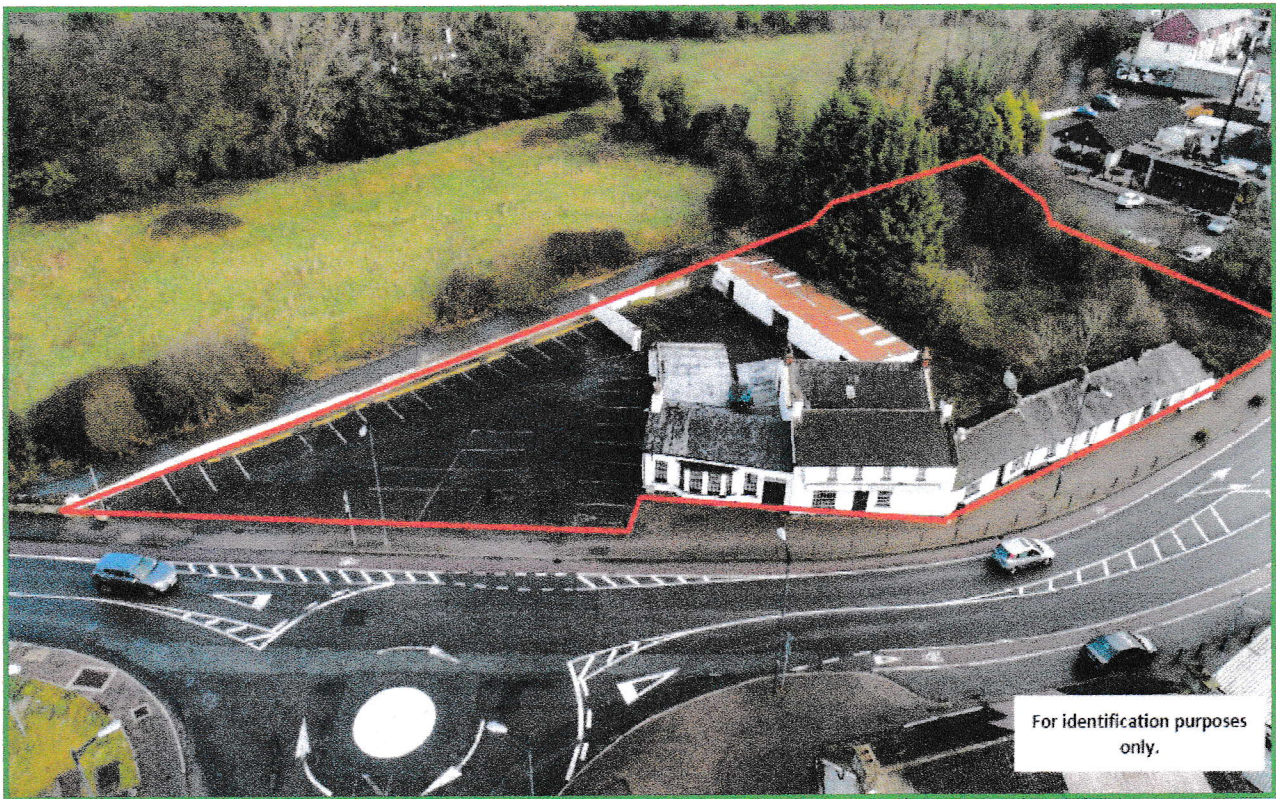
AUCTIONEER AND VALUATION SURVEYOR

jpyoung@eircom.net / 01 661 8428 **FRICS. FSCSI.**

Superb Redevelopment Opportunity, on Site of c. 0.9 acre (0.36ha), subject to P.P.

**TOLKA HOUSE, formerly Mc DONALD'S Licensed Premises,
MAIN STREET, CLONEE, CO. MEATH.**

**For Sale by public Auction on Thursday, 5th March, at 3.00 p.m., at Buswells Hotel,
Molesworth St./Kildare St., Dublin 2. (Directly opposite Dail Eireann).**



The property occupies a strategic location at the western end of Main Street, Clonee. The property backs on to the River Tolka, opposite Summerseat/Clonsilla Road, within a few minutes' drive of the expanding residential areas of Littlepace and Dunboyne and the vast Industrial districts around Damastown and Mulhuddart, just off the main Dublin-Cavan Motorway approximately 4 miles north west of the M50. Mains services are connected.



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The former Licensed Premises, now in a semi-derelict condition, stands on a site of c.0.9 acres, with carpark, enclosed yard, a range of derelict cottages and rough garden now offers considerable potential for major redevelopment on the site, subject to obtaining the necessary planning permissions etc.

The former Licensed Property, now closed for some years, is set out as follows:

Ground Floor:	M2	Sq.Ft.
Former Public Bar; with ladies & gents toilets.	43.92	473
Upper Section;	21.90	236
Lounge Bar; with ladies & gents toilets.	72.37	779
Ancillary Accommodation;	28.70	309
Dining room;	12.92	139
Domestic kitchen;	16.78	181
Bathroom' 1.693m x 2.288m.		
Upper Floor:		
Living room;	25.47	274
Private office;	7.28	78
Three bedrooms;	49.87	537

Outside:

Private car park with c. 30 car parking spaces.

Enclosed service yard, with single-storey stores, extending to c. 121.22 m2 gross (1,305 sq.ft.)

Range of derelict cottages, rough garden.

Surveyed 1997
Revised 2013
Levelled

Land Registry Compliant Map



703608

741297

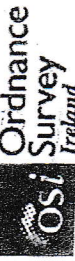
ITM CENTRE PT. COORDS
703492, 741211

Clonee
Bridge

0.59

Clonee

0.28



Area Monitored this Edition is 2,000,000 sq. m.
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Title: Freehold.

Services: Mains public services are laid on to the property.

Solicitors with carriage of sale:

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57 Parnell Square West,
Dublin 1.

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BER: Applied for.

VIEWING: By prior arrangement with the selling agent only,
(John P. Younge 087 277 5771)


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