

FOR SALE BY PRIVATE TREATY

FOXHUNTER



Prime Investment Opportunity in a
High Profile West Dublin Location

The Foxhunter
Lucan Road, Ballydowd, Lucan, Co. Dublin
K78 P285



LOCATION

Located within a densely populated and growing suburban catchment

The Foxhunter occupies a high-profile position on the Lucan Road (N4), a key arterial route linking Dublin City Centre with the western suburbs and the wider commuter belt. The property is a recognised and well-supported stopping point for travellers departing Dublin for the west of Ireland, benefitting from significant passing traffic and excellent roadside visibility.

Located in Ballydowd on the edge of Lucan Village, the property benefits from a strong and growing residential catchment, supported by continued development in the area. The location offers superb connectivity with immediate access to the M50, convenient routes to Dublin Airport, and frequent public transport services, while also being in close proximity to major employment hubs including Liffey Valley, Park West, Grange Castle and Intel in Leixlip, enhancing its appeal for both daytime and evening trade.



PROPERTY DESCRIPTION

Multi-faceted hospitality asset

The Foxhunter is a substantial and well-established licensed premises situated in a high-profile location on the Lucan Road (N4). Deceptively large in scale, the property extends to a total floor area of approximately 1,511 sq. m (16,264 sq. ft), providing a significant and versatile hospitality offering

Internally, the property comprises a traditional-style public house finished to a high standard, alongside two established restaurant offerings, namely Elephant & Castle and Wowburger. The main bar area is thoughtfully configured, incorporating Wowburger within the space, together with a small, cosy bar area to the front, creating a more intimate setting within the overall layout. The bar retains a traditional character, complemented by quality finishes and enhanced by the inclusion of multiple large screens, supporting a strong sports and social offering.

Wowburger operates as part of the overall premises and is configured for high turnover, casual dining. The unit does not provide table service and instead incorporates a designated customer collection point, supporting efficient service delivery.

Elephant & Castle is fitted to a high specification and provides a modern dining experience with a mix of individual seating and booth arrangements. The restaurant incorporates a central bar with a premium marble finish, complemented by wooden flooring, timber wall finishes, and feature pendant lighting, creating a contemporary yet comfortable environment. The space also integrates a dedicated children's play area, enhancing its appeal as a family-friendly destination.

The property further benefits from a private function room catering for approximately 60 guests. This space is equipped with a private bar, a dedicated smoking area, and access to a heated outdoor terrace, providing additional revenue-generating opportunities.

At first-floor level, the property includes two self-contained two-bedroom apartments situated above the public house.

TENANCY DETAILS

Tenant

Rocket Fusion Limited

Lease Term

25 years FRI lease from September 2019

Current Rent

€275,000 per annum (following Deed of Variation)

Rent reviews

5 yearly rent review

This secure, long-term income stream makes the property an exceptional investment opportunity in Dublin's thriving hospitality sector.

