



The Three Tun Tavern, Blackrock, Co. Dublin

For Sale by Private Treaty – LANDMARK SOUTH COUNTY DUBLIN LICENSED PREMISES, PRESENTED IN EXCEPTIONAL CONDITION THROUGHOUT

savills

LOCATION

A true Blackrock landmark, the property occupies a pivotal location on the corner of Temple Road and Carysfort Avenue.

Blackrock has witnessed significant investment in recent years with the refurbishment of Blackrock and Frascati Shopping centres in addition to the redevelopment of nearby Enterprise House office scheme.

Dunlaoghaire Rathdown County Council has recently implemented a series of successful traffic calming measures in the village to encourage additional dwell time and enhance the overall visitor experience.

THE PROPERTY

The Three Tun Tavern, comprise of a prominent corner two storey building which recently underwent complete refurbishment and is presented in exceptional condition throughout.

The ground floor provides for a large open plan bar and restaurant dining area complemented by a bespoke external beer garden.

The first floor provides for kitchen, store rooms, office, and patron wc facilities.





Landmark licensed premises set over two levels situated in heart of Blackrock village



The entire property was recently completely refurbished to the highest standard throughout



Affluent south Dublin location, demographic and catchment



Convenient to Blackrock Dart station N31 Rock Road, Blackrock and Frascati Shopping Centres



Ample on street car parking available within Immediate proximity to the property



Zoned DC – 'District Centre' in the Dunlaoghaire Rathdown Development Plan 2016-2022. Potential for alternative uses, subject to planning



Building frontage Temple Road 26 metres
Building frontage Carysfort Avenue 10 metres



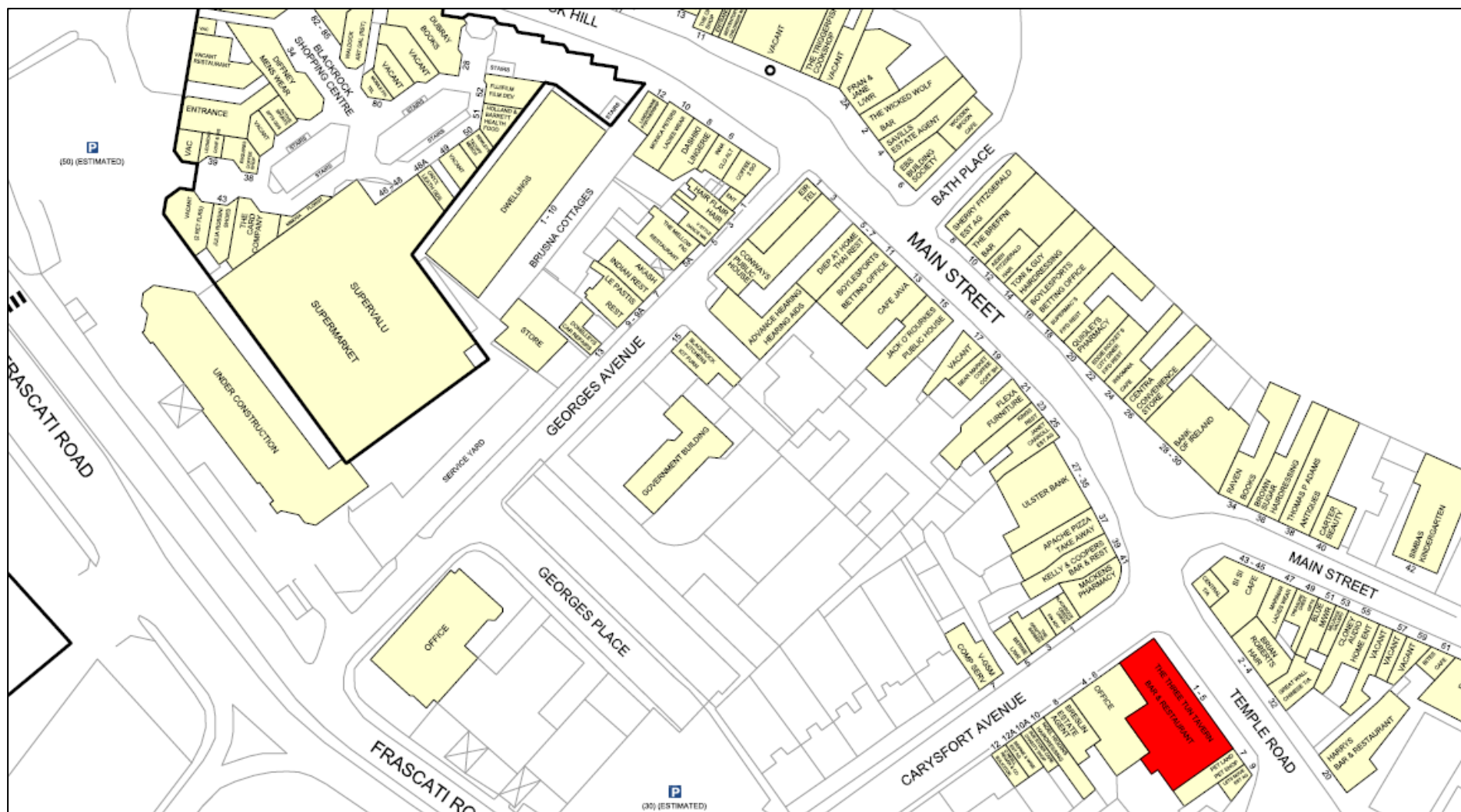
ACCOMODATION SCHEDULE

	Approximate Sq. Ft GIA	Approximate Sq. M GIA
Ground Floor	5,359	498
First Floor	4,146	385
Total	9,505	883
Site Area	0.032 ha (0.08 acres)	



(All prospective purchasers are specifically requested to satisfy themselves as to the accuracy of the measurements provided and conduct their own due diligence)







For the purpose of identification only

BER: **BER D1**

Title: Freehold

Stephen McCarthy

Licence: 7 day ordinary publicans licence

Head of General Retail Agency

Viewings:

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All inspections/viewing strictly by prior appointment

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IMPORTANT NOTICE

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