


## Tonic Public House, Blackrock, Co. Dublin

[summary](#) [location](#) [details](#) [legal](#) [streetview](#)

- For Sale by Private Treaty
- High profile corner building
- Licenced Premises, Restaurant and Nightclub
- Significant potential for additional/other uses in the building
- Approx. 872 sq.m (GIA) over two floors with rear yard
- Building frontage of 26 metres to Temple Road
- Building frontage of 10 metres to Carysfort Avenue
- BER Rating : D1 : 

## Tonic Public House, Blackrock, Co. Dublin

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Blackrock is an affluent coastal suburb 8km south of Dublin City centre

Population of 28,070 (Population Census 2011)

"Tonic" is located at the junction of Carysfort Avenue and Temple Road

Close proximity to Blackrock Main Street in the heart of Blackrock Village

Surrounding occupiers include Mackens Pharmacy, Spar and Centra

Major local employers include Zurich Insurance and The Blackrock Clinic

Further details are available at Dun Laoghaire Rathdown Chamber of Commerce

Excellent transport links from Blackrock to Dublin City Centre: Irish Rail & Dublin Bus



## Tonic Public House, Blackrock, Co. Dublin

summary location details legal streetview



High profile location at the junction of Temple Road and Carysfort Avenue

Currently trading as Tonic Public House, Suite 54 Nightclub and The Village Bistro

Certified trading particulars are available on request from the joint agents

The premises continues to trade successfully. Vacant possession of the property will be provided on completion of a sale

Significant potential to accommodate other uses by subdivision

Medium term re-development potential

Site of approx 0.032 ha. (0.08 acres)

Zoning allows for "Mixed Use District Centre Facilities"

### Accommodation

Floor	Use	sq m	sq ft
Ground Floor	Public House	330	3,552
Ground Floor	Restaurant	160	1,723
First Floor	Nightclub	382	4,112

\*Gross Internal Area

### Building Energy Rating

BER Rating: D1

BER No: 800174690

Energy	Performance	Indicator:
1071.34	kWh/m <sup>2</sup> /yr	

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### Zoning

Zoned Objective DC - "To protect, provide for and/or improve mixed-use district centre facilities" under the Dun Laoghaire Rathdown County Council Development Plan 2010-2016

Permitted uses include educational, medical, leisure, Office, residential, restaurant and convenience store

Further details are available at: [www.dlrcoo.ie](http://www.dlrcoo.ie)



[View zoning map](#)

### Local Authority Rates

We understand that the Local Authority Rates payable on the entire unit for 2013 are approximately €45,000

Further details are available at: [www.valoff.ie](http://www.valoff.ie)

### Title

We understand the property is held freehold

### Solicitor

Hugh McGroddy  
WJ. Brennan & Co.  
33 Upper Merrion Street  
Dublin 2  
Tel: 01 440 4890

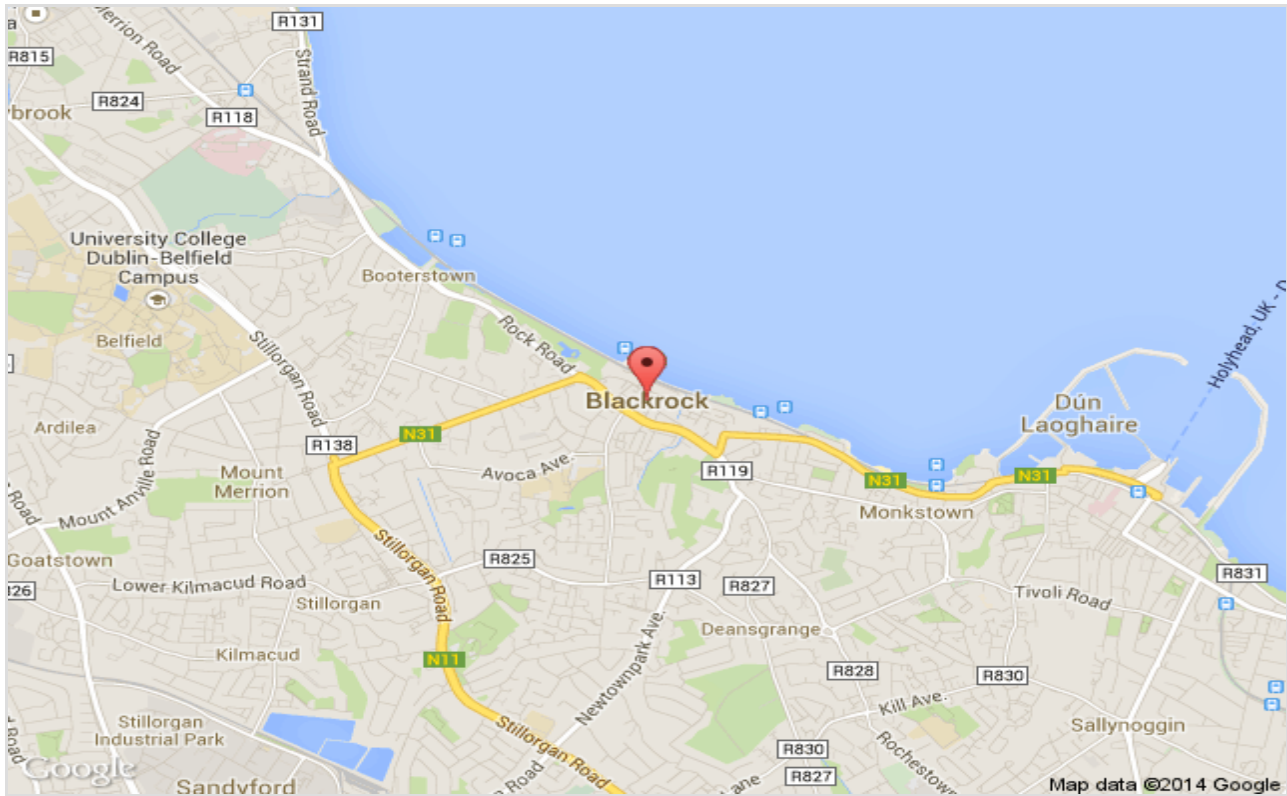
[www.williamjrbrennan.com](http://www.williamjrbrennan.com)


### Viewing

Strictly by appointment with the joint agents

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