



FOR SALE

Auld Shebeen Gastro Pub & Adjoining Development Site
Upper William Street & Canal Side, Athy, Co. Kildare, R14 RY62

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Summary

A rare opportunity to acquire an established, trading public house in the heart of Athy together with an adjoining vacant development site fronting the Grand Canal, offered for sale as a single freehold holding.

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The Auld Shebeen is a well-known gastro pub occupying a prominent corner position on Upper William Street, directly beside the 27th Lock of the Grand Canal.

The adjoining lands c. 0.48 Ha / 1.19 acres comprise the disused former Minch Malt's grain store and kiln buildings, for which pre-planning consultation with Kildare County Council has already been progressed for a 41-unit mixed-use scheme ("The Malt House Apartments") — providing a purchaser with a trading income-producing pub and a planning-advanced redevelopment opportunity in one transaction.

Located at the corner of William Street and Canal Side, immediately adjacent to the 27th Lock — a landmark position at the arrival point to the town along the Barrow Blueway canal route, the site benefits from excellent visibility and footfall on one of Athy's principal streets, with the historic Minch Malt's maltings and grain store — a well-known local landmark — forming the adjoining development lands.







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The Auld Shebeen occupies a distinctive yellow, two-storey corner premises fronting Upper William Street, with a bar and lounge at ground floor and additional accommodation over. The pub is a well-established local trading concern and holds the benefit of a full on-licence. Impressive food and beverage trading figures available on request.



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Accommodation:

The pub and overhead rooms extend to c. 543 sq.m. /5,850 sq.ft. (GIA)



Immediately adjoining the pub is a collection of disused commercial and industrial buildings that formed the historic Minch Malt's grain store before it relocated across William Street. The Kiln Building and main industrial building are both recorded on the National Inventory of Architectural Heritage but none of the structures on the site is on the Record of Protected Structures.

Development Potential

A detailed pre-planning feasibility study has been prepared for the site by Dooley Cummins Architects & Engineers, envisaging a mixed-use scheme — "The Malt House Apartments" — that retains and restores the malt house kiln and grain store as a central feature, anchored to the Grand Canal as a focal arrival point for the town.

Indicative Scheme (Pre-Planning Stage)

Total Units (Residential):

41 apartments (15 × 1-bed, 13 × 2-bed, 13 × 3-bed)

Non-Residential Uses :

Restaurant (connected to the pub), café/coffee shop, office & co-working space, residents' gym

Parking -46 car parking spaces (basement)

Density -c. 84.85 units per hectare

Total Population (indicative) c. 147

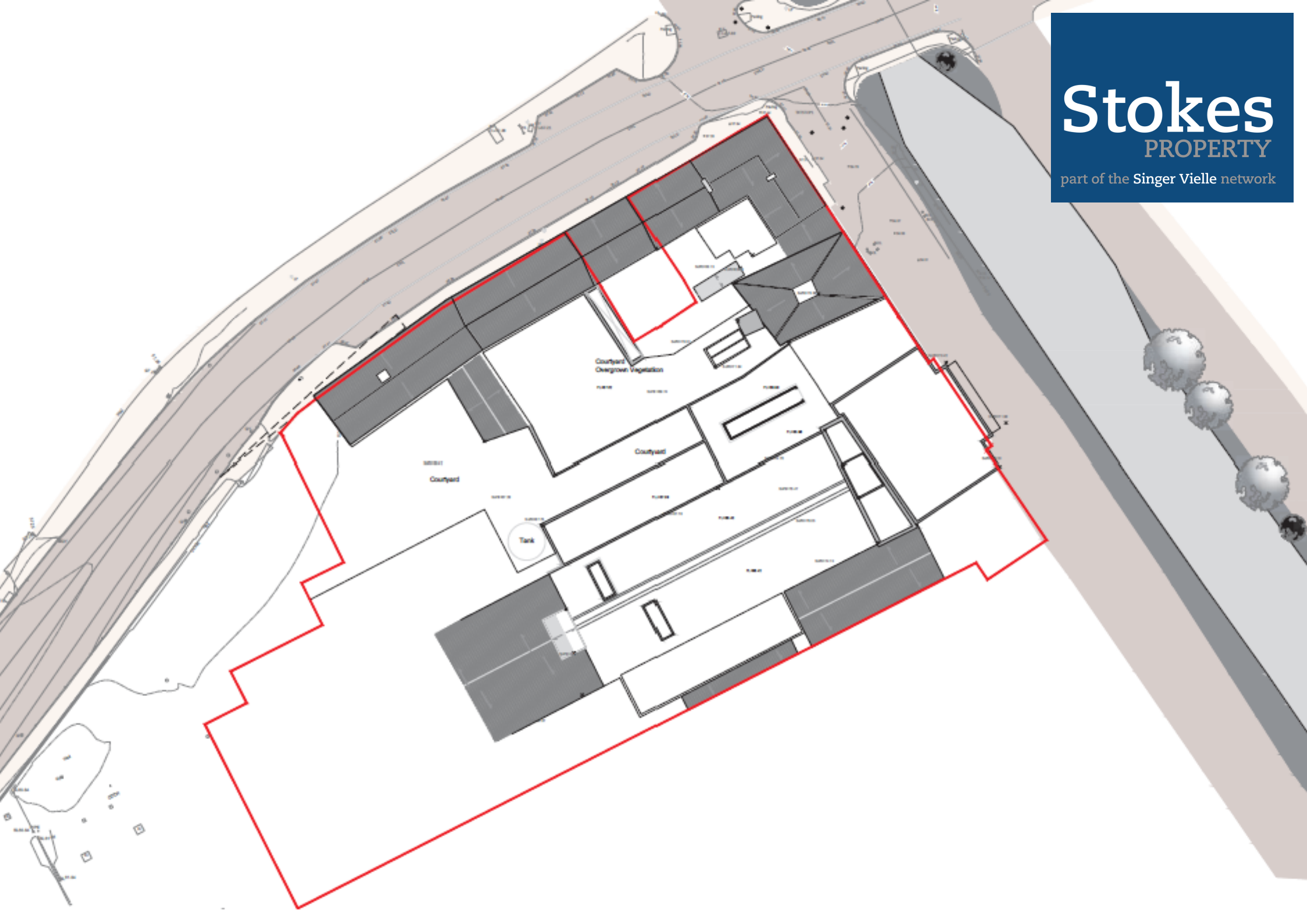
Concept : Refurbished malt house kiln as restaurant; refurbished grain store as office space over ground/first/second floors; new courtyard as shared communal amenity.

Prospective purchasers should note this scheme is at pre-planning consultation stage only and has not received a grant of planning permission. It is presented to illustrate the site's development potential and should be independently verified with Kildare County Council.

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Approximate Boundaries Only





Asking Price: €1.75m
Turnover: Available on Request
Viewing: strictly By Appointment

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